# MASTER DEVELOPMENT PLAN AMERICAN LEGION-POST 177 REDEVELOPMENT

# CITY OF FAIRFAX, VIRGINIA

# **GENERAL NOTES**

DATE OF NOVEMBER 24, 2019.

1. THE SUBJECT PROPERTY SHOWN HEREON IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS

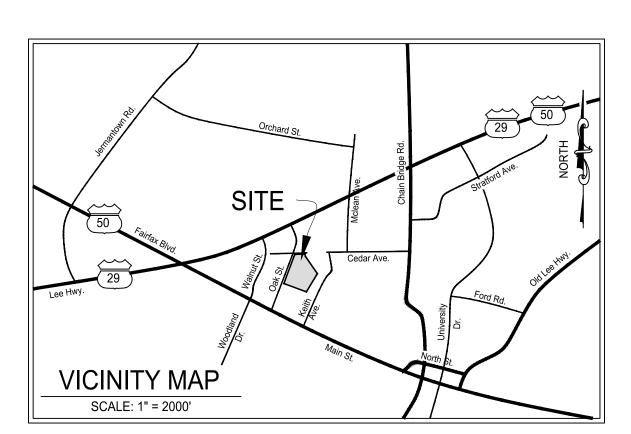
PARCEL ID	PROPERTY OWNER	PROPERTY ADDRESS	ACREAGE	EXISTING ZONING
57 1 02 115	FAIRFAX VIRGINIA POST NO. 177,	3939 OAK STREET	7.74670	RH (RESIDENTIAL - HIGH)
	THE AMERICAN LEGION INC.	FAIRFAX, VA 22030		

- FLOOD ZONE "AO" (SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), FLOOD

- THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY FAIRFAX CITY
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY. THE SUBJECT PROPERTY IS NOT LISTED UNDER THE NATIONAL REGISTER OF HISTORIC PLACES.
- AS DEPICTED ON THIS PLAN THE SUBJECT PROPERTY CONTAINS A RESOURCE PROTECTION AREA (RPA) TAKEN FROM A REPORT DATED JULY 18, 2019 AND TITLED "WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION AND RESOURCE PROTECTION AREA EVALUATION"
- PREPARED BY WETLANDS STUDIES AND SOLUTIONS, INC. 9. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
- 10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT. THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES. REGULATIONS AND ADOPTED STANDARDS. WITH THE EXCEPTION OF THE MODIFICATIONS REQUESTED IN NOTE # 17 BELOW.
- 11. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN. THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX CITY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
- 12. THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY, THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDINGS IS APPROXIMATE ONLY AND MAY BE SUBJECT TO REVISIONS AT THE TIME OF SITE PLAN, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED MASTER DEVELOPMENT PLAN.
- 13. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET.
- 14. SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND SECTION 2.10 OF THE PUBLIC FACILITIES MANUAL.
- 15. ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY REGULATIONS AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ONSITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEET C500. REFER TO SHEET C400 FOR THE BMP/SWM NARRATIVE.
- 16. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
- 17. IT SHOULD BE NOTED THAT THE APPLICANT HAS SUBMITTED AN AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN (FUTURE LAND USE MAP) TO AMEND THE THE NORTHERN PORTION OF THE SUBJECT PROPERTY, CONTAINING CHILCOTT FIELD, FROM THE CURRENTLY DESIGNATED GREEN NETWORK - PUBLIC TO THE GREEN NETWORK-PRIVATE DESIGNATION. IN ADDITION, THE APPLICANT HAS REQUESTED TO AMEND THE COMPREHENSIVE PLAN MAP FOR THE SOUTHERN PORTION OF THE SUBJECT PROPERTY FROM THE SOCIAL AND CIVIC NETWORK DESIGNATION TO MULTIFAMILY NEIGHBORHOOD.
- 18. SEE SHEET C802 FOR A DEPICTION OF THE FUTURE SUBDIVISION OF THE SUBJECT PROPERTY.

CLOSER THAN 30' TO UTILITY POLES.

- 19. MODIFICATIONS, WAIVERS, AND SPECIAL EXCEPTIONS FOR THIS MASTER DEVELOPMENT PLAN INCLUDE THE FOLLOWING: A. PURSUANT TO SECTION 3.8.2.I. OF THE ZONING ORDINANCE, A MODIFICATION TO THE DEVELOPMENT SCHEDULE REQUIREMENT IS REQUESTED. SEE THE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.
- B. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENTS OF SECTION 4.5.5.C.2(b)(2) AND 4.5.5.D. ARE REQUESTED. MORE SPECIFICALLY, THE APPLICANT SEEKS MODIFICATIONS TO THE MININUM WIDTH, MINIMUM TREE PLANTING AS WELL AS MINIMUM FENCE OR WALL HEIGHT REQUIREMENTS OF THE TY3 TRANSITIONAL YARD SPECIFICATIONS. SEE THE STATEMENT OF JUSTIFICATION AND SHEETL100 OF THIS PLAN FOR ADDITIONAL INFORMATION.
- C. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A REDUCTION IS REQUESTED TO THE NUMBER OF PARKING SPACES REQUIRED TO BE PROVIDED FOR THE MULTIFAMILY HOUSING USE, AS SET FORTH IN SECTION 4.2.3.E. SEE THE STATEMENT OF JUSTIFICATION AND SHEET C400 OF THIS PLAN FOR ADDITIONAL INFORMATION. D. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION IS HEREBY REQUESTED OF THE REQUIREMENT TO PROVIDE A TOTAL OF TWO
- (2) LOADING SPACES FOR THE MULTIFAMILY BUILDING AND PRIVATE CLUB. AS SET FORTH IN SECTION 4.2.9.B. IT IS REQUESTED THAT THE TWO USES SHARE ONE LOADING SPACE IN THE PROPOSED LOADING DOCK. E. PURSUANT TO SECTION 3.8.7.G. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENT THAT TWENTY (20) PERCENT OF THE
- DEVELOPMENT SITE BE MAINTAINED AS RECREATION AND OPEN SPACE IS REQUESTED, AS SET FORTH IN SECTION 3.8.2.G. THE APPLICANT PROPOSES TO PROVIDE APPROXIMATELY 16.7% OPEN SPACE FOR THE OVERALL PROJECT AND APPROXIMATELY 12.0% OPEN SPACE FOR THE PROPOSED PRIVATE HOUSING PARCEL. SEE THE STATEMENT OF JUSTIFICATION, AND SHEET L200 OF THIS PLAN, FOR ADDITIONAL INFORMATION.
- F. PURSUANT TO SECTION 4.15.7C.2.b.1. OF THE ZONING ORDINANCE, A SPECIAL USE PERMIT IS REQUESTED TO ALLOW FOR DISTURBANCE WITHIN THE G. PURSUANT TO SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE, A MODIFICATION IS HEREBY REQUESTED OF THE REQUIREMENT TO PROVIDE STREET TREES ALONG ALL STREETS, AS SET FORTH IN SECTION 4.5.6.B. SEE THE STATEMENT OF JUSTIFICATION AND SHEET L100 OF THIS PLAN FOR ADDITIONAL
- H. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION IS REQUESTED TO THE REQUIREMENTS OF INTERIOR AND TERMINAL LANDSCAPED ISLANDS, AS SET FORTH IN SECTION 4.5.7.D. SEE THE STATEMENT OF JUSTIFICATION AND SHEET L100 OF THIS PLAN FOR ADDITIONAL
- I. SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 8.11 OF THE FAIRFAX PUBLIC FACILITIES MANUAL (PFM) TO ALLOW STREET TREES TO BE



TITLE OWNER OF TAX MAP # 57 1 02 115 FAIRFAX VIRGINIA POST NO. 177, THE AMERICAN LEGION, INC. 3939 OAK STREET FAIRFAX, VA 22030

# **CO-APPLICANTS**

FAIRFAX VIRGINIA POST NO. 177, THE AMERICAN LEGION, INC.. 3939 OAK STREET FAIRFAX, VA 22030

POST 177 APARTMENTS, LLC. 1375 PICCARD DRIVE, SUITE 150 ROCKVILLE. MD 20850

TOLL MID-ATLANTIC LP COMPANY, INC. 19775 BELMONT EXECUTIVE PLAZA, SUITE 250 ASHBURN, VA 20147

# PROJECT TEAM

LAND USE ATTORNEY WIRE GILL LLP 1750 TYSONS BLVD. SUITE 1500 **TYSONS, VA 22102** 

**ARCHITECT** DCS DESIGN 8614 WESTWOOD CENTER DRIVE, SUITE 800 **TYSONS, VA 22182** 

**ARCHITECT** KTGY 8609 WESTWOOD CENTER DRIVE, SUITE 600 TYSONS, VA 22182

9900 MAIN STREET, FOURTH FLOOR FAIRFAX. VA 22031

ENGINEER / LAND PLANNING

CHRISTOPHER CONSULTANTS

TRANSPORTATION ENGINEER GOROVE / SLADE 1140 CONNECTICUT AVE. NW. SUITE 600 WASHINGTON, DC 20036

**ENVIRONMENTAL ENGINEER** WETLAND STUDIES & SOLUTIONS, INC 5300 WELLINGTON BRANCH DRIVE, SUITE 100 GAINESVILLE, VA 20155

# SHEET INDEX

C000 COVER SHEET

C100 EXISTING CONDITIONS

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C201 TREE MANAGEMENT SCHEDULE, NOTES & DETAILS

C300 MASTER DEVELOPMENT PLAN

C400 NOTES & TABULATIONS

C401 VERTICAL SECTIONS

C402 VERTICAL SECTIONS

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C500 PRELIMINARY GRADING PLAN

L100 LANDSCAPE PLAN

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L200 OPEN SPACE PLAN

C600 SIGHT DISTANCE PROFILES

C601 SIGHT DISTANCE PROFILES

C700 SANITARY SEWER ANALYSIS

C800 VEHICULAR TURNING MOVEMENT PLAN

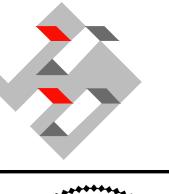
C801 FIRE SERVICE PLAN

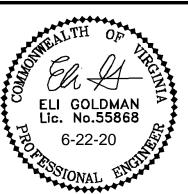
C802 SUBDIVISION DETAILS

# SUBMISSIONS

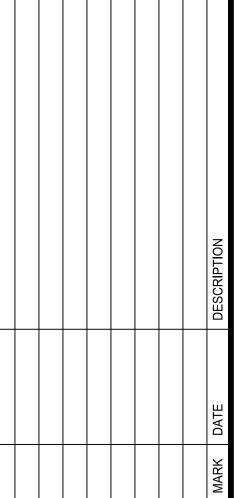
SUBMISSION 1: JUNE 22, 2020







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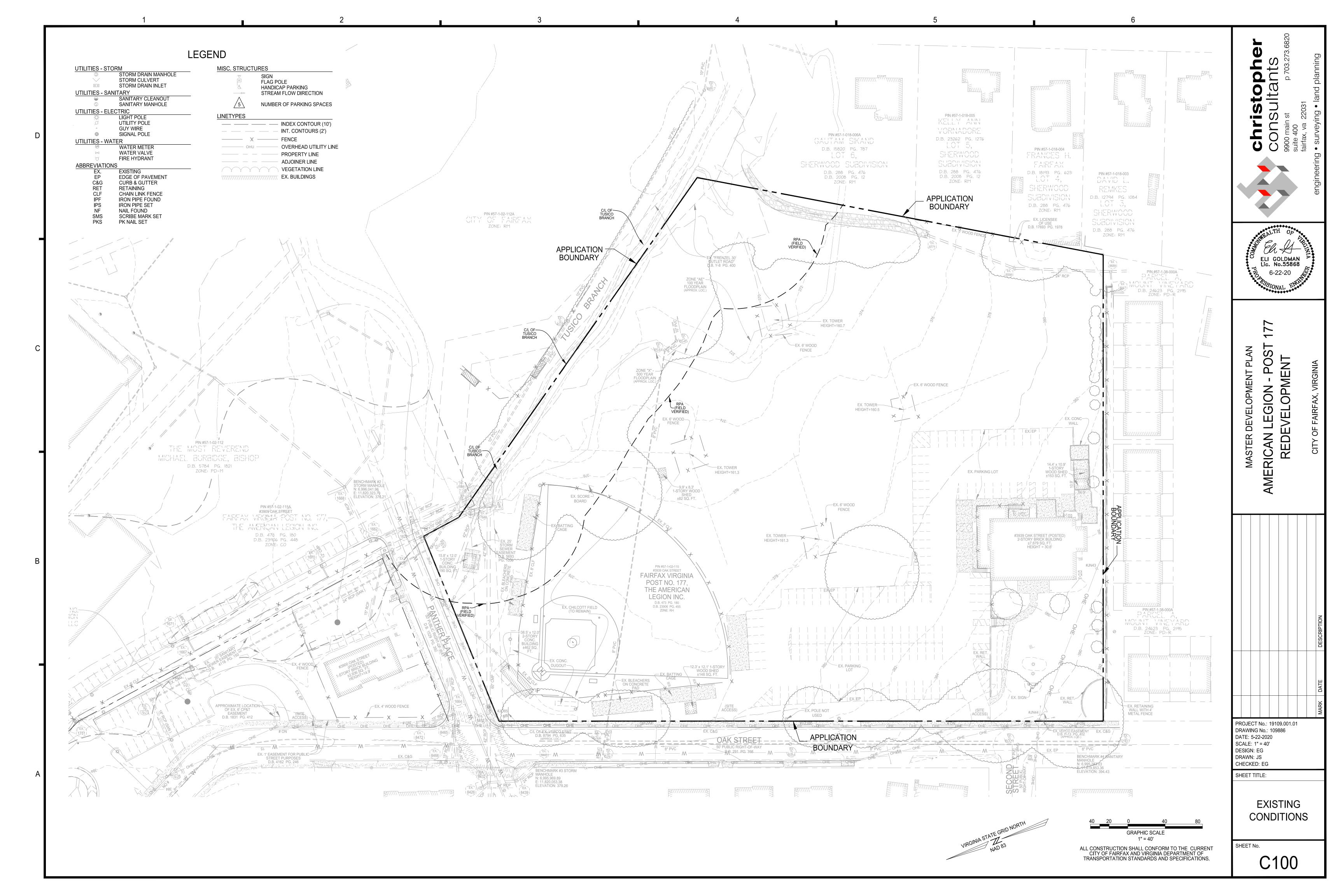


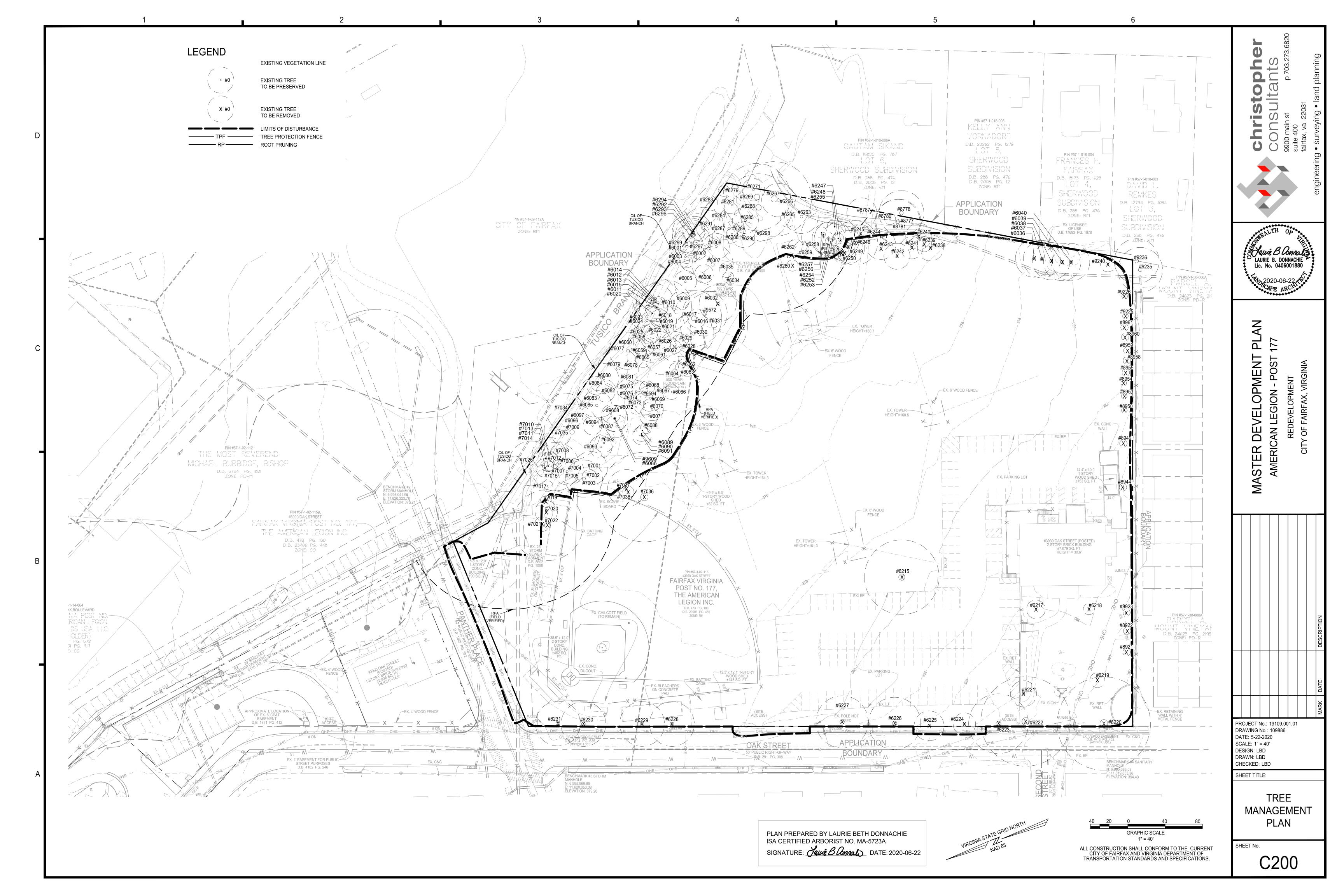
PROJECT No.: 19109.001.01 DRAWING No.: 109886 DATE: 5-22-2020 SCALE: 1" = 40' DESIGN: EG,LBD DRAWN: EG,LBD

CHECKED: EG,LBD SHEET TITLE:

**COVER SHEET** 

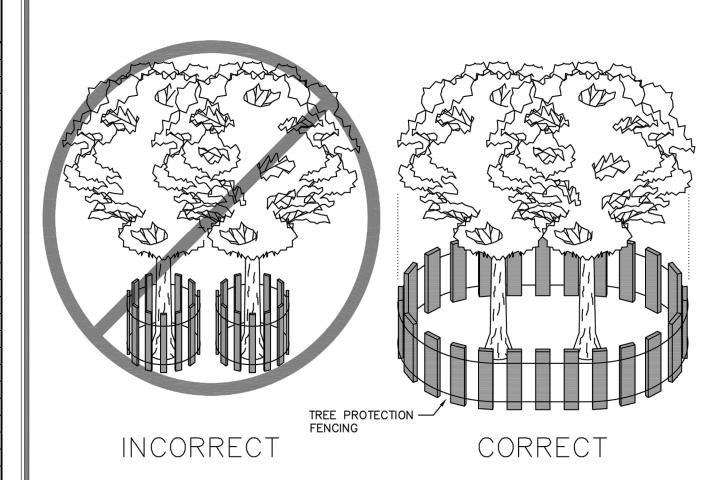
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.DEL **	ROTANICAL NAME	COMMON NAME	SURVEYED DRIPLINE RADIUS	TRUNK DIAMETER (IN) & CRITICAL ROOT ZONE	CONDITION	DDOCED!
6001	BOTANICAL NAME  LIRIODENDRON TULIPIFERA	TULIP POPLAR	(FEET) 22	RADIUS (FT)	RATING 65	PROCEDUR PRESERVI
6002 6003	LIRIODENDRON TULIPIFERA  ACER RUBRUM	TULIP POPLAR RED MAPLE	22 16	18 12	72 50	PRESERVI PRESERVI
6004	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	41	PRESERV
6005 6006	ACER RUBRUM CARYA TOMENTOSA	RED MAPLE MOCKERNUT HICKORY	16 14	12 10	60 47	PRESERVI PRESERVI
6007	ROBINIA PSEUDOACACIA	BLACK LOCUST	26	22	63	PRESERV
8008	ACER RUBRUM	RED MAPLE	18	14 10	53 71	PRESERV
6009 6010	CARYA TOMENTOSA POPULUS DELTOIDES	MOCKERNUT HICKORY  EASTERN COTTONWOOD	14 32	28	71	PRESERVI PRESERVI
6011	UNIDENTIFIED	DEAD TREE	16	12	0	PRESERV
6012 6013	FRAXINUS PENNSYLVANICA UNIDENTIFIED	GREEN ASH DEAD TREE	10 24	6 20	40 0	PRESERV PRESERV
6014	FRAXINUS PENNSYLVANICA	GREEN ASH	20	24	40	PRESERV
6015 6016	CARYA CORDIFORMIS  UNIDENTIFIED	BITTERNUT HICKORY DEAD TREE	10 14	6 10	63 0	PRESERV PRESERV
6017	POPULUS DELTOIDES	EASTERN COTTONWOOD	36	30	76	PRESERV
6018	CARYA TOMENTOSA	MOCKERNUT HICKORY	14	10	56 70	PRESERV
6019 6020	ULMUS AMERICANA FRAXINUS PENNSYLVANICA	AMERICAN ELM GREEN ASH	24 12	20 8	70 40	PRESERV PRESERV
6021	POPULUS DELTOIDES	EASTERN COTTONWOOD	32	28	73	PRESERV
6022 6023	ACER RUBRUM UNIDENTIFIED	RED MAPLE DEAD TREE	14 20	10 16	69 0	PRESERV PRESERV
6024	FRAXINUS PENNSYLVANICA	GREEN ASH	20	16	40	PRESERV
6025 6026	UNIDENTIFIED ULMUS AMERICANA	DEAD TREE AMERICAN ELM	16 10	12 6	72	PRESERV PRESERV
6027	ROBINIA PSEUDOACACIA	BLACK LOCUST	20	16	71	PRESERV
6028	FRAXINUS PENNSYLVANICA	GREEN ASH	16	12	40	PRESERV
6029 6030	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	12 26	8 22	71 40	PRESERV PRESERV
6031	ACER RUBRUM	RED MAPLE	40	36	65	PRESERV
6032 6034	ROBINIA PSEUDOACACIA ACER RUBRUM	BLACK LOCUST RED MAPLE	24 10	20 6	0 34	REMOVE PRESERV
6035	ACER RUBRUM	RED MAPLE	12	8	50	PRESERV
6036 6037	ILEX SPP. ILEX SPP.	HOLLY HOLLY	24 24	20 20	75 68	REMOVE REMOVE
6038	ILEX SPP.	HOLLY	24	20	75	REMOVE
6039	ILEX SPP.	HOLLY	24	20	68	REMOVE
6040 6057	ILEX SPP. ROBINIA PSEUDOACACIA	HOLLY BLACK LOCUST	24 24	20 20	75 68	REMOVE PRESERV
6058	ACER RUBRUM	RED MAPLE	20	16	40	PRESERV
6059 6060	UNIDENTIFIED FRAXINUS PENNSYLVANICA	DEAD TREE GREEN ASH	10 10	10 6	0 40	PRESERV PRESERV
6061	ULMUS AMERICANA	AMERICAN ELM	22	18	72	PRESERV
6062 6063	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	10 12	6 8	69 72	PRESERV PRESERV
6064	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	50	PRESERV
6065	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	73	PRESERV
6066 6067	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	12 10	8	75 73	PRESERV PRESERV
8008	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	66	PRESERV
6069 6070	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	18 16	14 12	72 50	PRESERV PRESERV
6071	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	10	65	PRESERV
6072	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	12 16	8 12	40 72	PRESERV
6073 6074	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	6	50	PRESERV
6075	ULMUS AMERICANA	AMERICAN ELM	14	10	68	PRESERV
6076 6077	FRAXINUS PENNSYLVANICA UNIDENTIFIED	GREEN ASH DEAD TREE	18 24	12 20	38 0	PRESERV PRESERV
6078	FRAXINUS PENNSYLVANICA	GREEN ASH	12	8	40	PRESERV
6079 6080	FRAXINUS PENNSYLVANICA LIRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	26 20	22 16	60 66	PRESERV PRESERV
6081	MORUS ALBA	WHITE MULBERRY	10	6	55	PRESERV
6082 6083	FRAXINUS PENNSYLVANICA LIRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	14 26	10 22	40 75	PRESERV PRESERV
6084	UNIDENTIFIED	DEAD TREE	14	10	0	PRESERV
6085 6086	QUERCUS ALBA UNIDENTIFIED	WHITE OAK DEAD TREE	20 18	16 14	73 0	PRESERV PRESERV
6087	CARYA TOMENTOSA	MOCKERNUT HICKORY	16	12	69	PRESERV
6088 6089	ROBINIA PSEUDOACACIA CARYA TOMENTOSA	BLACK LOCUST MOCKERNUT HICKORY	10 10	6	66 67	PRESERV PRESERV
6090	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	50	PRESERV
6091	CARYA TOMENTOSA	MOCKERNUT HICKORY	14	10	70 72	PRESERV
6092 6093	ACER RUBRUM ULMUS AMERICANA	RED MAPLE AMERICAN ELM	14 16	10 12	73	PRESERV PRESERV
6094	ACER RUBRUM	RED MAPLE	14	10	72	PRESERV
6096 6097	UNIDENTIFIED QUERCUS PALUSTRIS	DEAD TREE PIN OAK	16 10	12 6	70	PRESERV PRESERV
6215	CATALPA SPECIOSA	NORTHERN CATALPA	50	40	65	REMOVE
6217 6218	ACER PLATANOIDES ACER RUBRUM	NORWAY MAPLE RED MAPLE	16 10	10 6	70 69	REMOVE REMOVE
6219	ACER PLATANOIDES	NORWAY MAPLE	12	8	68	REMOVE
6220 6221	QUERCUS FALCATA CORNUS FLORIDA	SOUTHERN RED OAK FLOWERING DOGWOOD	54 18	50 14	69 60	REMOVE REMOVE
6222	QUERCUS FALCATA	SOUTHERN RED OAK	50	48	66	REMOVE
6223	QUERCUS RUBRA	NORTHERN RED OAK	36	32	69	REMOVE
6224 6225	QUERCUS RUBRA QUERCUS PALUSTRIS	NORTHERN RED OAK PIN OAK	16 22	12 16	72 80	REMOVE REMOVE
6226	QUERCUS FALCATA	SOUTHERN RED OAK	32	28	53	REMOVE
6227 6228	QUERCUS RUBRA UNIDENTIFIED	NORTHERN RED OAK DEAD TREE	32 30	28 24	82 0	REMOVE REMOVE
6229	QUERCUS PALUSTRIS	PIN OAK	30	24	75	REMOVE
6230 6231	QUERCUS RUBRA QUERCUS PALUSTRIS	NORTHERN RED OAK PIN OAK	30 30	24 24	50 50	REMOVE REMOVE
6238	ACER RUBRUM	RED MAPLE	20	14	59	REMOVE
6239 6240	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	12 20	8 14	70 75	REMOVE REMOVE
6240 6241	CARYA TOMENTOSA	MOCKERNUT HICKORY	16	14 12	75 73	REMOVE
6242	ACER RUBRUM	RED MAPLE	18	14	72	REMOVE
6243 6244	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	20 10	16 6	73 72	REMOVE PRESERV
6245	ACER RUBRUM	RED MAPLE	14	10	75	REMOVE
6246 6247	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	28 24	24 20	69 70	REMOVE PRESERV
6247 6248	ACER RUBRUM	RED MAPLE	10	6	63	PRESERV
6249	CARYA TOMENTOSA	MOCKERNUT HICKORY	22	18	65	REMOVE
6250	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	16 12	12 8	69 67	REMOVE REMOVE
625 I	ACER RUBRUM	RED MAPLE	10	6	56	PRESERV
6252	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	20	67 38	PRESERV PRESERV
6252 6253		TI II ID DODI AD	າາ	'*		
6252 6253 6254	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	22 12	18 8	73	
6252 6253 6254 6255 6256	LIRIODENDRON TULIPIFERA ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	12 30	8 24	73 47	PRESERV PRESERV
6251 6252 6253 6254 6255 6256 6257 6258	LIRIODENDRON TULIPIFERA ACER RUBRUM	RED MAPLE	12	8	73	PRESERV PRESERV PRESERV PRESERV

TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (IN) & CRITICAL ROOT ZONE RADIUS (FT)	CONDITION RATING	PROCEDURE
6262	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	8	47	PRESERVE
6263	ACER RUBRUM	RED MAPLE	22	18	60	PRESERVE
6265	QUERCUS ALBA	WHITE OAK	12	8	67	PRESERVE
6266	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	18	47	PRESERVE
6267	LIRIODENDRON TULIPIFERA	TULIP POPLAR	48	40	65	PRESERVE
6268	LIRIODENDRON TULIPIFERA	TULIP POPLAR	42	36	34	PRESERVE
6269	LIRIODENDRON TULIPIFERA	TULIP POPLAR	42	36	68	PRESERVE
6271	UNIDENTIFIED	DEAD TREE	16	12	0	PRESERVE
6279	CORNUS FLORIDA	FLOWERING DOGWOOD	10	6	72	PRESERVE
	UNIDENTIFIED					
6281		DEAD TREE	14	10	0	PRESERVE
6283	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	45	PRESERVE
6284	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	22	59	PRESERVE
	ACER RUBRUM	RED MAPLE	18	14	67	PRESERVE
6287	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	16	70	PRESERVE
6288	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	50	PRESERVE
6289	ULMUS AMERICANA	AMERICAN ELM	10	6	73	PRESERVE
6290	ACER RUBRUM	RED MAPLE	18	14	47	PRESERVE
6291	ACER RUBRUM	RED MAPLE	26	22	35	PRESERVE
6292	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	20	75	PRESERVE
6293	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	22	65	PRESERVE
6294	ULMUS AMERICANA	AMERICAN ELM	16	12	69	PRESERVE
6296	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	20	47	PRESERVE
6297	UNIDENTIFIED	DEAD TREE	24	20	0	PRESERVE
6298	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	50	PRESERVE
6299	UNIDENTIFIED	DEAD TREE	14	10	0	PRESERVE
7001	ACER RUBRUM	RED MAPLE	22	18	67	PRESERVE
7002	UNIDENTIFIED	DEAD TREE	12	8	0	PRESERVE
7003	FAGUS GRANDFOLIA	AMERICAN BEECH	24	20	67	PRESERVE
7004	UNIDENTIFIED	DEAD TREE	18	14	0	PRESERVE
7005	CARYA GLABRA	PIGNUT HICKORY	18	14	71	PRESERVE
	NYSSA SYLVATICA	BLACK GUM	10	6	72	PRESERVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR			74	_
7007			30	26		PRESERVE
7008	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	69	PRESERVE
7009	QUERCUS ALBA	WHITE OAK	34	30	74	PRESERVE
	ACER RUBRUM	RED MAPLE	22	18	69	PRESERVE
7011	ULMUS AMERICANA	AMERICAN ELM	12	8	65	PRESERVE
7012	ACER RUBRUM	RED MAPLE	14	10	72	PRESERVE
7013	QUERCUS PALUSTRIS	PIN OAK	10	6	72	PRESERVE
7014	ACER RUBRUM	RED MAPLE	14	10	69	PRESERVE
7015	QUERCUS PALUSTRIS	PIN OAK	10	6	72	PRESERVE
	ACER RUBRUM	RED MAPLE	10	6	74	PRESERVE
7019	ULMUS AMERICANA	AMERICAN ELM	10	6	72	REMOVE
	ACER RUBRUM	RED MAPLE	16	12	69	REMOVE
7021	ULMUS AMERICANA	AMERICAN ELM	12	8	68	REMOVE
7022	QUERCUS RUBRA	NORTHERN RED OAK	42	38	59	REMOVE
7026	ACER RUBRUM	RED MAPLE	28	24	66	PRESERVE
7034	UNIDENTIFIED	DEAD TREE	24	20	0	PRESERVE
7035	UNIDENTIFIED	DEAD TREE	14	10	0	PRESERVE
7036	QUERCUS ALBA	WHITE OAK	50	48	69	REMOVE
7037	ACER RUBRUM	RED MAPLE	24	20	65	REMOVE
	ACER RUBRUM	RED MAPLE	10	6	40	REMOVE
8777	QUERCUS RUBRA	NORTHERN RED OAK	30	24	68	PRESERVE
8778	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	24	69	PRESERVE
8780	QUERCUS RUBRA	NORTHERN RED OAK	10	6	75	PRESERVE
8781	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	24	76	PRESERVE
8787	QUERCUS PALUSTRIS	PIN OAK	20	16	75	PRESERVE
	•	WILLOW OAK				REMOVE
8921	QUERCUS PHELLOS		6	4	73	
8922	QUERCUS FALCATA	SOUTHERN RED OAK	6	4	72	REMOVE
8923	QUERCUS PHELLOS	WILLOW OAK	6	4	73	REMOVE
8944	QUERCUS RUBRA	NORTHERN RED OAK	6	4	72	REMOVE
8949	ACER RUBRUM	RED MAPLE	6	4	80	REMOVE
8950	CORNUS FLORIDA	FLOWERING DOGWOOD	5	3	75	REMOVE
8953	ACER RUBRUM	RED MAPLE	5	3	80	REMOVE
8954	CORNUS FLORIDA	FLOWERING DOGWOOD	5	3	72	REMOVE
8955	ACER RUBRUM	RED MAPLE	6	4	72	REMOVE
8958	THUJA SPP.	ARBORVITAE	6	4	75	REMOVE
8959	THUJA SPP.	ARBORVITAE	6	4	84	REMOVE
8960	THUJA SPP.	ARBORVITAE	6	4	75	REMOVE
8961	ACER RUBRUM	RED MAPLE	6	4	90	REMOVE
222-	CORNUS FLORIDA	FLOWERING DOGWOOD	5	3	82	REMOVE
9225		RED MAPLE	5	3	72	REMOVE
9225 9226	ACER RUBRUM					PRESERVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE	28	24	60	PKESEKVE
9226 9235		RED MAPLE RED MAPLE	28 28	24 24	60 59	PRESERVE
9226 9235 9236	ACER RUBRUM ACER RUBRUM	RED MAPLE	28	24	59	PRESERVE
9226 9235 9236 9240	ACER RUBRUM ACER RUBRUM LAGERSTROEMIA SPP.	RED MAPLE CRAPE MYRTLE	28 12	24 8	59 75	PRESERVE REMOVE
9226 9235 9236	ACER RUBRUM ACER RUBRUM	RED MAPLE	28	24	59	PRESERVE



BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

- 1. Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system
- A. Repair roots by cleanly cutting off the damaged areas. Sprea
- B. Repair damage to bark by trimming around the damaged area as shown in
- Detail 8.10. Taper the cut to provide drainage. C. Cut off damaged tree limbs above the tree collar at the trunk or main branch. Use three separate cuts as shown in Detail 8.10 to avoid peeling bark from healthy areas of tree.

ON OF FA	Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONL	Voice (703) 385-7810 FAX (703) 591-5727 www.fairfaxva.gov			
1805	ST	ANDARD TREE	SCALE: Not To Scale	DETAIL # 8.09		
PRETE	PRO	TECTION DETAIL	REVISION DATE: December 2016	SHEET #: of		

# TREE MANAGEMENT NOTES

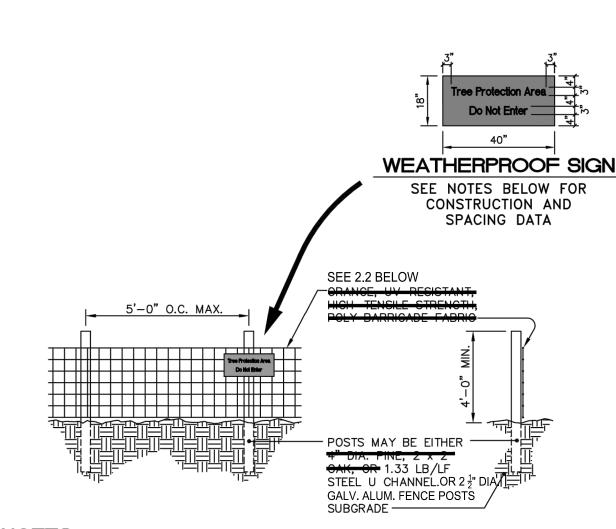
- 1.1. THE REQUIREMENTS OF THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL SHALL BE FOLLOWED.
- 1.2. ALL TREE PROTECTION ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED
- 1.3. ALL TREE WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
- 2. INSTALLATION OF TREE PROTECTION MEASURES ROOT PRUNING: PRIOR TO CONSTRUCTION, ROOT PRUNING SHALL BE COMPLETED AT THE LIMITS, AS INDICATED ON THE TREE MANAGEMENT PLAN. ROOT PRUNING SHALL BE TO THE DEPTH OF EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES AND SHALL BE ACCOMPLISHED BY USING A TRENCHER, VIBRATING PLOW OR BY HAND. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL. WHEN EXCAVATING ALL TREE ROOTS GREATER THAN 1 INCH IN DIAMETER THAT ARE EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY, AND COVERED WITH ORGANIC MULCH, TOPSOIL, OR OTHER SUITABLE MATERIAL TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT.
- 2.2. TREE PROTECTION FENCING: IMMEDIATELY FOLLOWING ROOT PRUNING, TREE PROTECTION FENCING SHALL BE COMPLETED AT THE LIMITS. TREE PROTECTION FENCING SHALL BE INSTALLED PER TREE MANAGEMENT PLAN AND SHALL CONSIST OF EITHER OF THE FOLLOWING MATERIALS:
- 2.2.1. FOURTEEN (14) GAUGE WELDED WIRE MESH THAT IS A MINIMUM OF FOUR (4) FOOT TALL. THE MESH SHALL BE ATTACHED TO SIX (6) FOOT TALL, TWO-INCH (2") STEEL U-CHANNEL ANCHOR POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND. THE POSTS SHALL BE PLACED NO FURTHER THAN TEN (10) FEET APART.
- 2.2.2. SUPER SILT FENCE PER VESCH STANDARDS 2.3. TREE PROTECTION SIGNAGE: BILINGUAL SIGNS STATING "TREE PROTECTION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PROTECTION FENCE AT LEAST EVERY 50 FEET IMMEDIATELY FOLLOWING TREE PROTECTION FENCING
- 2.4. CITY OF FAIRFAX SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY CITY OF FAIRFAX.
- 2.5. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREE PROTECTION AREAS. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING AGAINST THE TRUNKS OF TREES TO
- 2.6. TREES ON THE EDGE OF THE LIMITS OF CLEARING AND GRADING SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER.
- 2.7. TREES INDICATED WILL BE MULCHED WITH WOOD CHIPS GENERATED FROM ON SITE CLEARING OR TREE REMOVAL AND PRUNING OPERATIONS WHEN POSSIBLE. SHREDDED HARDWOOD MULCH FROM OFFSITE MAY BE UTILIZED IF APPROVED BY PROJECT ARBORIST. MULCH SHALL BE SPREAD IN A UNIFORM DEPTH OF THREE (3") INCHES BY HAND. MULCH SHALL BE PLACED IN AREAS AS INDICATED ON APPROVED PLANS. CONSTRUCTION
- 3.1. DURING CLEARING AND GRADING OPERATIONS AND THROUGHOUT CONSTRUCTION, NO ACTIVITY SHALL BE PERMITTED IN TREE PROTECTION AREAS WITHOUT AUTHORIZATION FROM OWNER, ARBORIST, OR CITY OF FAIRFAX. PRECLUDED ACTIVITIES INCLUDE:

3.1.1. FELLING OF TREES INTO PROTECTION AREAS OR OPERATION OF HEAVY MACHINERY IN SAVE AREAS TO FELL

- TREES ON THE PERIMETER OF PROTECTION AREAS. 3.1.2. OPERATION OF HEAVY EQUIPMENT OR MACHINERY OF ANY KIND IN PROTECTION AREAS FOR ANY PURPOSE.
- 3.1.3. PLACEMENT OF EXCESS SOIL, FILL, OR MATERIALS OF ANY KIND IN PROTECTION AREAS. 3.1.4. PLACEMENT OF ANY CONSTRUCTION MATERIALS OF ANY KIND IN PROTECTION AREAS.
- 3.1.5. PARKING OR STORING EQUIPMENT OR VEHICLES IN PROTECTION AREAS.
- 3.1.6. DUMPING CHEMICALS OR CONCRETE WASHOUT IN PROTECTION AREAS.
- 3.1.7. BURNING OF ANY MATERIAL OR DEBRIS IN PROTECTION AREAS OR WITHIN 200 FEET OF PROTECTION AREAS. 3.1.8. TRENCHING, GRADING, EXCAVATING FOR ANY PURPOSE IN PROTECTION AREAS. 3.2. ALL EXISTING TRASH AND/OR DEBRIS ON SITE SHALL BE REMOVED AT THE TIME OF DISTURBANCE. INDIVIDUAL
- TREE SURVIVAL DURING ALL PHASES OF DEMOLITION, CLEARING AND GRADING, AND CONSTRUCTION. IN ADDITION TO PROTECTING TREES, ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN FORESTED AREAS DESIGNATED TO BE LEFT PRESERVED SHALL BE PROTECTED. 3.3. TREES TO REMAIN LOCATED ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE PRUNED DURING CLEARING

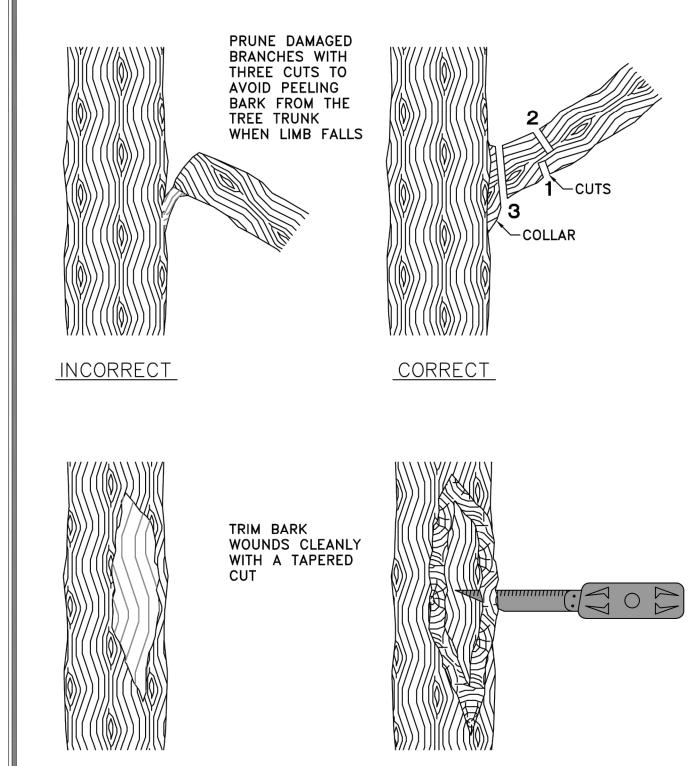
TREES AND FORESTED AREAS DESIGNATED TO BE PRESERVED SHALL BE PROTECTED AND MANAGED TO ENSURE

- OPERATIONS TO AVOID MECHANICAL DAMAGE. THIS SHALL BE ADMINISTRATED UNDER THE SUPERVISION OF AN ISA
- 3.4. ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWED TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY PER ISA STANDARDS.
- 3.5. ALL PRUNING SHALL CONFORM TO THE LATEST EDITION OF ANSI A300 (PART 1) PRUNING STANDARDS. DISEASED LIMBS SHALL BE REMOVED OR TREATED AT THE DISCRETION OF THE ARBORIST. WHILE PRUNING, THE ARBORIST SHALL MAKE NOTE OF ANY CONDITIONS WHICH AFFECT THE HEALTH OR CONDITION OF THE TREE AND RECOMMEND CORRECTIVE TREATMENT FOR THESE CONDITIONS. VINE REMOVAL SHALL BE INCLUDED IN ALL PRUNING ACTIVITIES. UNDER NO CIRCUMSTANCES SHALL THE INTERIOR OF TREES BE STRIPPED OF FOLIAGE, SUCKERS, EPICORMIC BRANCHING, OR OTHER LIVE GROWTH. INTERIOR GROWTH MAY BE THINNED AS NECESSARY TO REMOVE BRANCHES DAMAGED DURING OPERATIONS. DEBRIS FROM PRUNING SHALL BE CHIPPED AND DEPOSITED INTO THE TREE SAVE AREA AND SPREAD BY HAND TO A UNIFORM THICKNESS OR BE REMOVED FROM



- 1. Install tree protection fence and signage prior to calling for the initial on site inspection by the City of Fairfax inspector.
- 2. Warning signs shall be made of durable, weatherproof material. 3. Letters shall be 3" high minimum, clearly legible and spaced as detailed.
- 4. Signs shall be placed no greater than 75' on center or as approved. 5. For tree protection areas less than 200' in perimeter, provide no less than
- three signs per protected area.
- 6. Attach signs securely to fence posts and fabric. 7. Maintain tree protection fence throughout duration of project.
- 8. Additional signs may be required by City of Fairfax inspections based on actual field conditions.
- 9. No activity shall occur within the protected area including material storage, stockpiling, parking or any activity that may compact the ground or damage the
- 10. The City reserves the right to require a 4' to 6' height chain link fencing for identified trees, such as specimen or champion trees, to maximize the protection of the tree and its critical root zone.

	STY OF FAIRFAL	Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX  USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	Voice (703) 385-7810 FAX (703) 591-5727 www.fairfaxva.gov			
	1805	STANDARD TREE			DETAIL# 8.09		
	PRGINIT	PRO'	TECTION DETAIL	REVISION DATE; December 2016	SHEET #: 2 of 2		



Department of Public Works Voice (703) 385-7810 CITY of FAIRFAX FAX (703) 591-5727 0455 Armstrong Street www.fairfaxva.gov DETAIL# TREE SURGERY Not To Scale 8.10 SHEET #: 1 of 1 REVISION DATE: DETAIL December 2016

TREE WOUND

PLAN PREPARED BY LAURIE BETH DONNACHIE ISA CERTIFIED ARBORIST NO. MA-5723A SIGNATURE: Java B Connols DATE: 2020-06-22

TRIM AND TAPER

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

**(1)** 

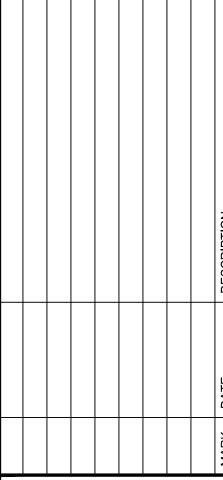




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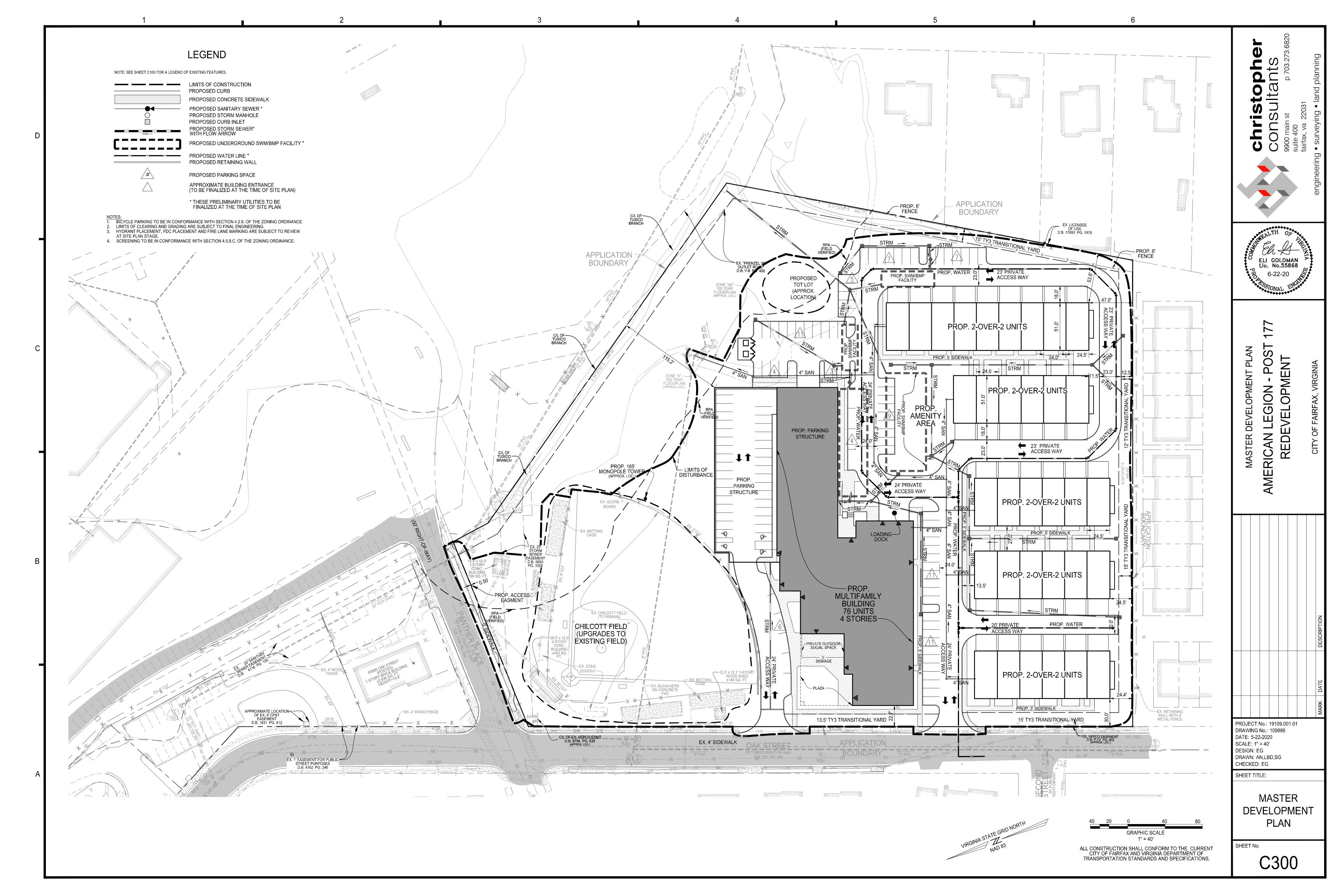
PROJECT No.: 19109.001.01 DRAWING No.: 109886 DATE: 5-22-2020 SCALE: N/A DESIGN: LBD DRAWN: LBD

SHEET TITLE:

CHECKED: LBD

TREE **MANAGEMENT** SCHEDULE, NOTES & DETAILS

SHEET No.



SITE AREA

REQUIRED (MINIMUM): 2 ACRES

PROVIDED (TO BE REZONED PD-M): ±7.74670 ACRES NOTE: SEE THE ZONING PLAT FOR ADDITIONAL INFORMATION.

DENSITY / UNIT TYPES

PERMITTED (MAXIMUM): NO REQUIREMENT

66 MULTI-FAMILY (2-OVER-2s) PROVIDED: 76 MULTI-FAMILY (AFFORDABLE D.U.s) 142 TOTAL D.U.s (±18.3 D.U.s PER ACRE)

> ±16,425 SQ. FT. PRIVATE CLUB ONLY ±1,098 SF COMMON AREA SHARED WITH AFFORDABLE D.U.s

±17,523 SQ. FT. PRIVATE CLUB TOTAL

NOTÉ: PRIVATE CLUB LOCATED IN THE AFFORDABLE UNIT MULTI-FAMILY BUILDING

**BUILDING HEIGHT** PERMITTED (MAXIMUM):

NO REQUIREMENT PROVIDED: 2-OVER-2 UNITS: 45'

MULTI-FAMILY BUILDING: 50.6'

NO REQUIREMENT

NOTES:

(1) SEE DIAGRAMS ON THIS SHEET FOR ADDITIONAL INFORMATION ON HOW THE HEIGHT OF THE BUILDINGS WERE CALCULATED.

THE BUILDINGS WERE CALCULATED. (2) PARAPET WALLS, ROOF-ACCESS STAIRS, AND SIMILAR FEATURES MAY EXTEND ABOVE THE MAXIMUM BUILDING HEIGHT AS PERMITTED BY SECTION 1.5.11 OF THE ZONING

ORDINANCE AND SECTION 1011.12 OF THE USBC.

SETBACKS

REQUIRED (MINIMUM): SEE SHEET C802

PROVIDED:

**OPEN SPACE** 

REQUIRED (MINIMUM):  $20\% = \pm 67,489$  SQ. FT.

PROVIDED: SEE SHEET L200 FOR MORE INFORMATION

TREE CANOPY REQUIRED (MINIMUM):

10% PROVIDED: SEE SHEET C200 FOR MORE INFORMATION

SIDEWALKS

REQUIRED (MINIMUM):

PROVIDED: MINIMUM OF 5 FEET THROUGHOUT PROJECT

### PROPOSED PARKING SPACE TABULATIONS

PROPOSED USE	QUANTITY		PARKING SPACES REQUIRED			PROPOSED PARKING RATIO		PARKING SPACES PROVIDED		
MULTI-FAMILY (STUDIO & 1-BEDROOM) - AFFORDABLE	26	UNITS	1.5	SPACES PER UNIT =	39	SPACES	1.0	SPACE PER UNIT	26	SPACES
MULTI-FAMILY (+2 BEDROOM) - AFFORDABLE	50	UNITS	2.0	SPACES PER UNIT =	100	SPACES	1.0	SPACE PER UNIT	50	SPACES
MULTI-FAMILY (+2 BEDROOM) - 2-OVER-2s	66	UNITS	2.0	SPACES PER UNIT =	132	SPACES	2.1	SPACES PER UNIT	141	SPACES
PRIVATE CLUB - POST EVENT BUILDING	17,523	SQ. FT.	1.0	SPACE PER 200 SQ. FT. =	88	SPACES	1.0	SPACE PER 200 SQ. FT.	88	SPACES
FLEX PARKING (GUESTS, OVERFLOW, SPECIAL EVENTS)									51	SPACES
			TC	OTAL (SEE NOTE BELOW) =	359	SPACES		TOTAL =	356	SPACES

NOTE: SEE COVER SHEET (C000) FOR A MODIFICATION REQUEST TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES.

# PROPOSED LOADING SPACE TABULATIONS

PROPOSED USE	QUAI	YTITY		G SPACES QUIRED	LOADING SPACES PROVIDED					
MULTI-FAMILY BUILDING										
MULTI-FAMILY (AFFORDABLE)		UNITS	1	SPACES	1	SPACE				
PRIVATE CLUB	17,523	SQ. FT.	1	SPACES	•	SPACE				
TOTAL REQUIRED LOADING SPACES (SEE NOT	E BELOW	)	2	SPACES	1	SPACE				
MULTIFAMILY - 2 OVER 2s										
MULTI-FAMILY - 2 OVER 2s	66	UNITS	0	SPACES	0	SPACES				

NOTE: ONE (1) LOADING SPACE IS PROPOSED TO BE PROVIDED FOR BOTH USES IN THE MULTI-FAMILY BUILDING. SEE COVER SHEET (C000) FOR INFORMATION CONCERNING A REQUESTED MODIFICIATION.

# STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE (SWM/BMP) NARRATIVE

SWM
WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. THIS BEING A REDEVELOPMENT, THE IMPROVEMENT FACTOR WILL BE UTILIZED TO MEET CHANNEL PROTECTION FOR THE 1-YEAR 24 HOUR STORM AND THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT WILL BE CONFINED TO RELEASE AT RATE LESS THAN PRE-DEVELOPED CONDITIONS TO MEET FLOOD PROTECTION.

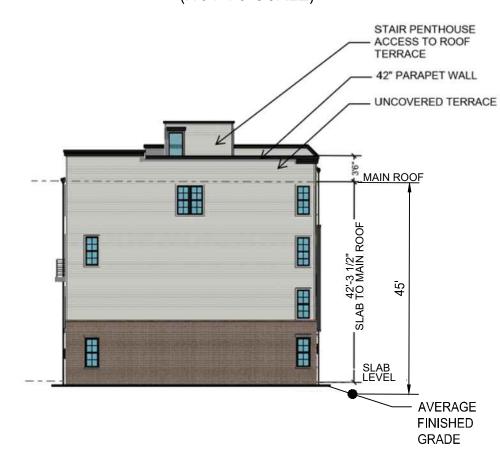
TO MEET THESE WATER QUANTITY REQUIREMENTS, A SERIES OF UNDERGROUND DETENTION FACILITIES WILL BE UTILIZED. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

THE EXISTING SITE DISCHARGES CONCENTRATED RUNOFF TO ONE MAIN OUTFALL POINT IN TUSICO BRANCH, WITHIN THE 100-YEAR FLOODPLAIN.

THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATION WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL, A COMBINATION OF BOTH PROPRIETARY AND NON-PROPIETARY BMP FACILITIES MAY BE USED. THESE FACILITIES MAY INCLUDE; ISOLATOR ROWS, HYDRODYNAMIC SEPARATORS, FILTERRAS & PERMEABLE PAVEMENT. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT

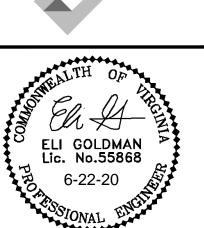
NOTE: THE BMP/SWM ANALYSIS IS ONLY FOR THE PRIVATE HOUSING PARCEL AND THE MULTI-FAMILY BUILDING PARCELS. THE DISTURBANCE ASSOCIATED WITH THE BASEBALL FIELD MAINTENANCE AND IN-KIND REPLACEMENT IS NOT REQUIRED TO BE TAKEN INTO ACCOUNT FOR THESE CALCULATIONS.

### 2-OVER-2 BUILDING HEIGHT EXHIBIT (NOT TO SCALE)



# MULTIFAMILY BUILDING HEIGHT EXHIBIT (NOT TO SCALE)





**DEVELOPMENT PLAN** POS OPMENT MASTER ED 召 AME

PROJECT No.: 19109.001.01 DRAWING No.: 109886 DATE: 5-22-2020 SCALE: 1" = 40' DESIGN: SG DRAWN: SG

SHEET TITLE:

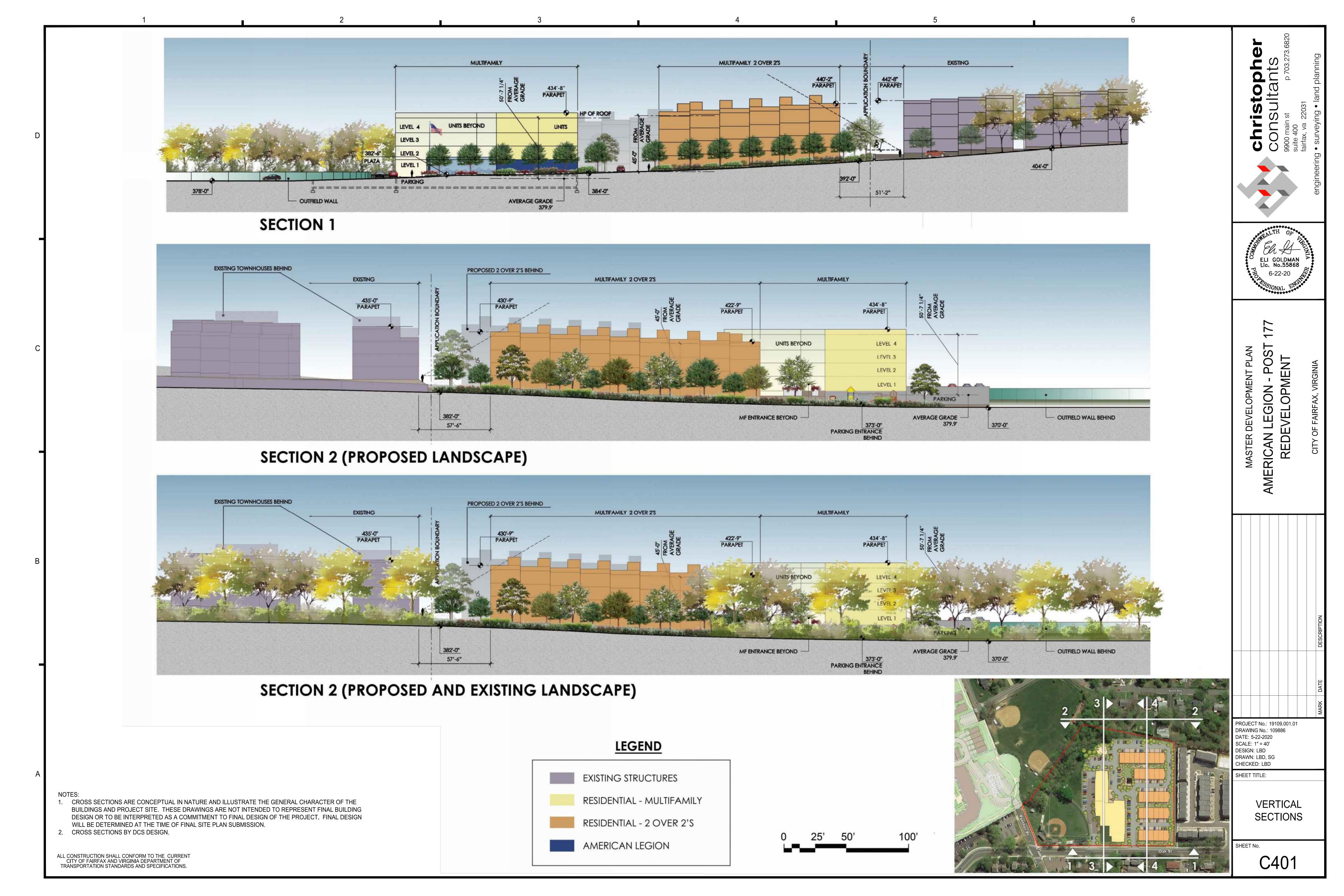
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NOTES & **TABULATIONS** 

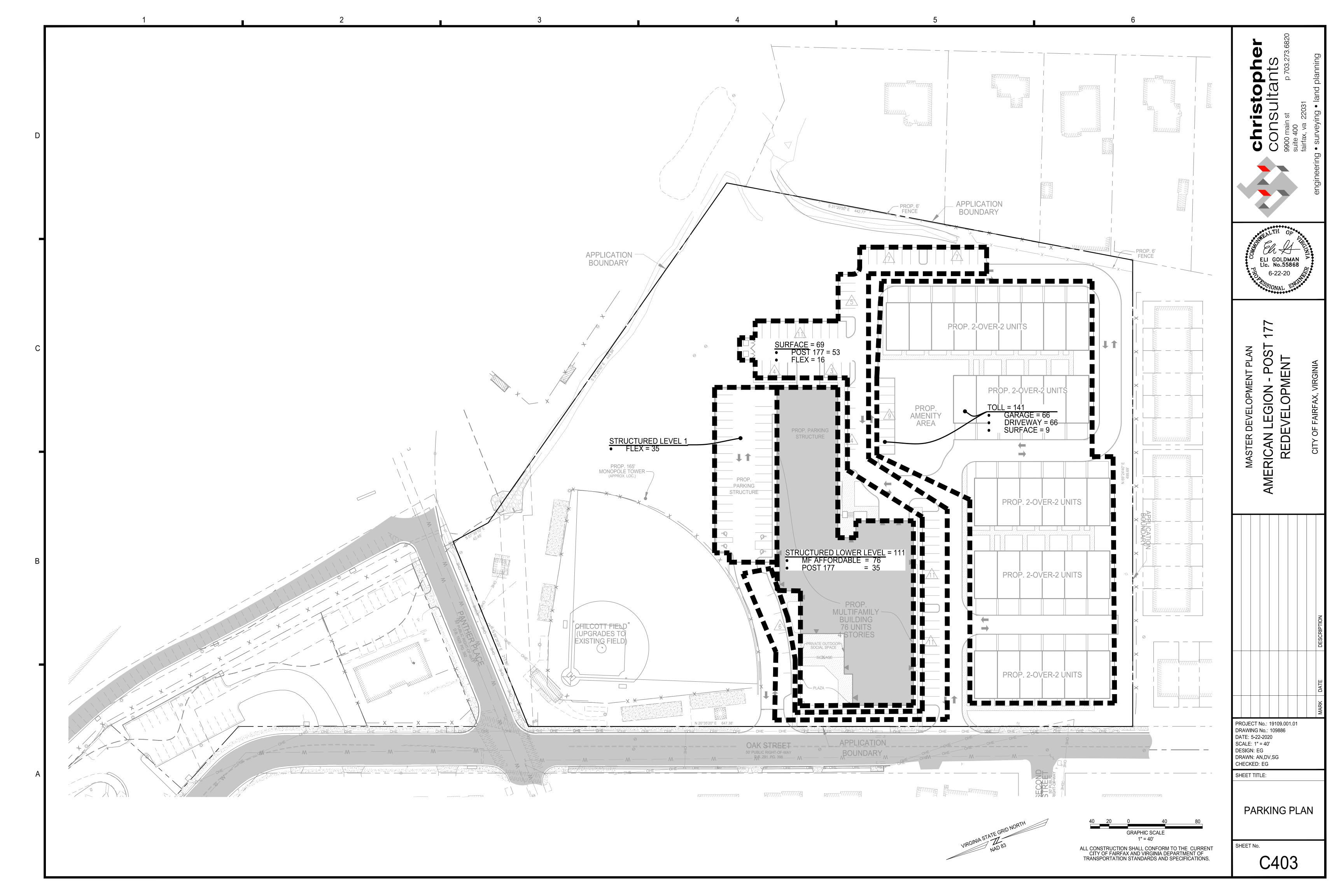
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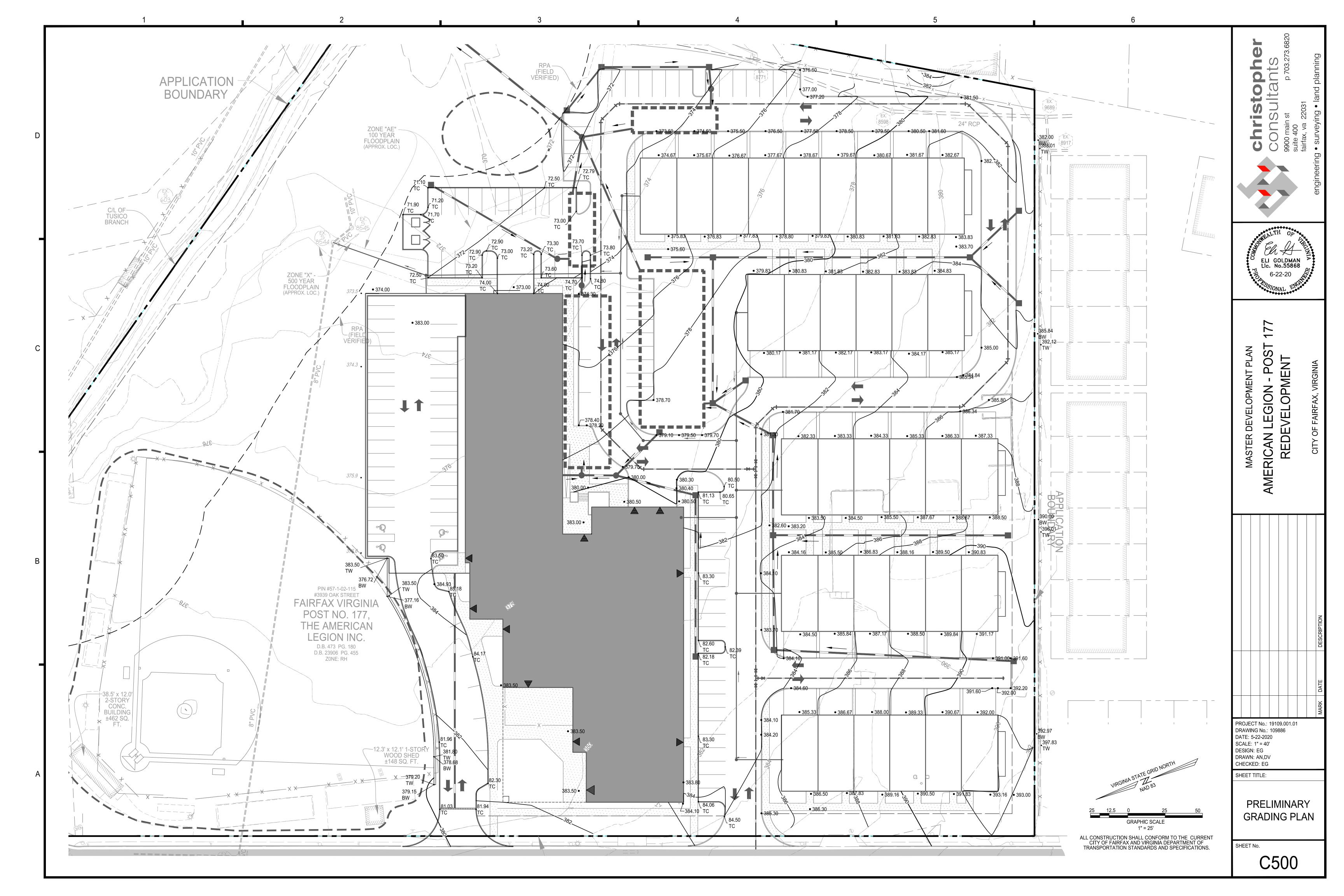
C400

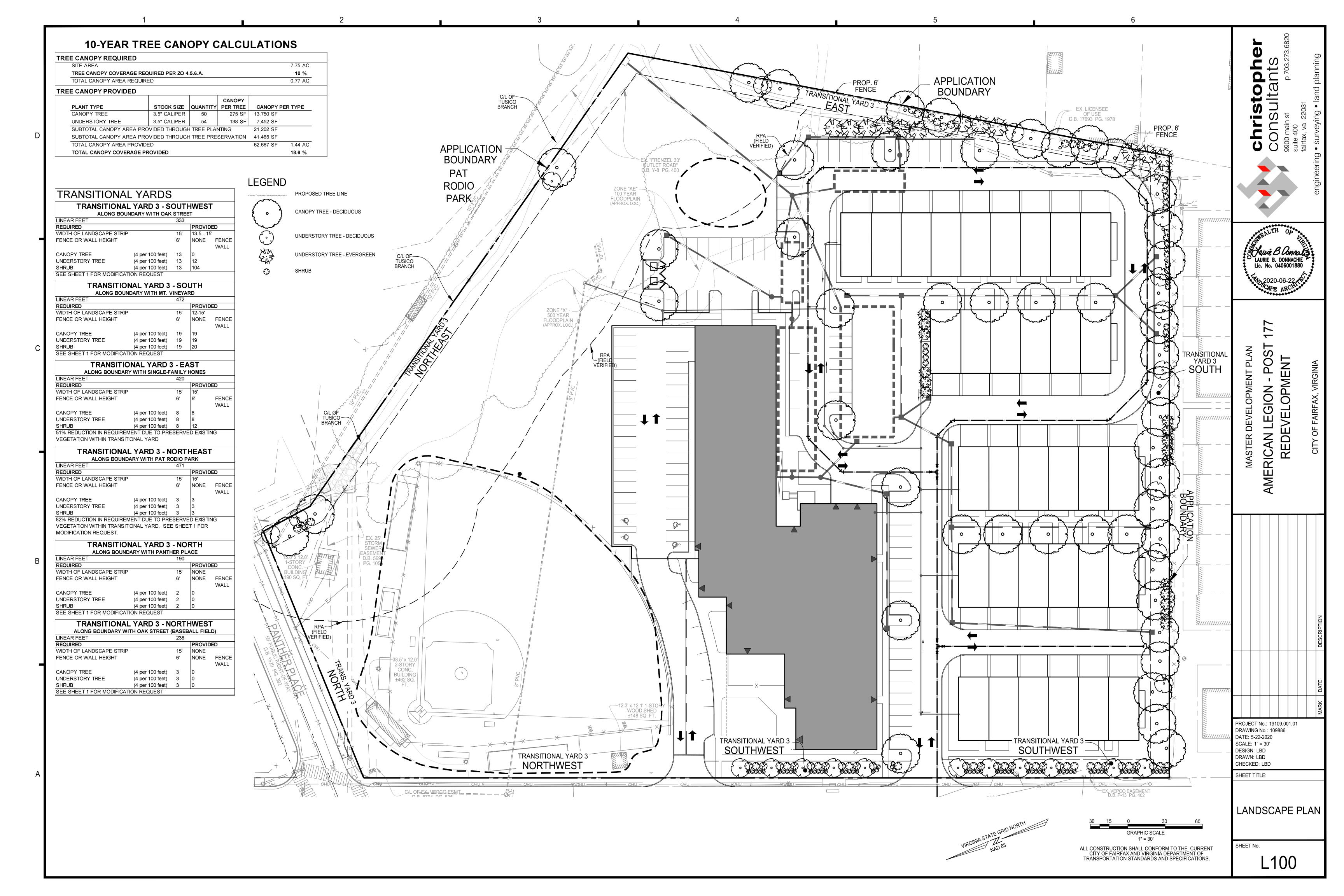
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



HP OF ROOF 430'-6" UNITS BEYOND LEVEL 3 LEVEL 2 UNITS LINE OF BASEBALL FIELD 382'-6" LINE OF ROAD BEYOND AVERAGE GRADE 379.9' OUTDOOR SPACE 190'-0" +/- 280' SECTION 3 REDEVELOPMENT MASTER DEVELOPMENT PLAN MULTIFAMILY BUILDING (BEYOND) EXISTING EXISTING MULTIFAMILY PARAPET BEYOND 2 OVER 2's 431'-11" PARAPET HEIGHT 428'-3" PARAPET HEIGHT PARAPET HEIGHT AME 389'-0" 388'-2 386'-2" MULTIFAMILY BLDG. BEYOND 385'-8" 382'-6" 382'-0" MULTIFAMILY PARKING BEYOND 100'-0" 209'-0" **SECTION 4** PROJECT No.: 19109.001.01 DRAWING No.: 109886 DATE: 5-22-2020 **LEGEND** SCALE: 1" = 40' DESIGN: EG DRAWN: AN,DV,SG CHECKED: EG SHEET TITLE: **EXISTING STRUCTURES RESIDENTIAL - MULTIFAMILY** 1. CROSS SECTIONS ARE CONCEPTUAL IN NATURE AND ILLUSTRATE THE GENERAL CHARACTER OF THE VERTICAL BUILDINGS AND PROJECT SITE. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING SECTIONS DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO FINAL DESIGN OF THE PROJECT. FINAL DESIGN **RESIDENTIAL - 2 OVER 2'S** WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION. 2. CROSS SECTIONS BY DCS DESIGN. AMERICAN LEGION ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. C402







Specification: This is a summary of christopher consultants, ltd. general landscape specification. All work shall follow the procedures outlined in the specifications and details contained herein, which are designed to exceed current industry standards. Should there exist a discrepancy between this specification and the included construction details, the written specification shall take precedence.

References: In lieu of providing comprehensive proprietary specifications, the following are referenced to be general default specifications with the following modifications. These modifications and the construction details shown in this plan set shall take precedence over the general referenced specifications.

- "Landscape Specification Guidelines" Landscape Contractors Association of MD, DC, VA Most current edition.
- "American Standard for Nursery Stock ANSI Z60.1" by AmericanHort Most Current Edition
- "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" Maryland Turfgrass Council
- "Landscape Architecture/Design Specifications for Compost Use" US Composting Council

If there are discrepancies or contradictions in specification sections or details, the stricter specification shall take precedence. A Request for Information (RFI) can also be submitted for clarification.

<u>List of Plant Material:</u> The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Owner's Representative. The Contractor shall furnish and install all plant materials required to complete the work as shown on the drawings. Quantities in the planting schedule shall take precedence over quantities graphically shown on the plan. Substitutions shall not be made without the written approval of the Owner's Representative

<u>Plant Identification:</u> All trees shall be true to name as on plant schedule or shown on planting plans and shall be correctly labeled individually or in groups by genus, species, variety and cultivar. Labels are to remain intact until site is approved through agency inspection, substantial completion approval, or per Owner's Representative's instruction.

Plant Quality: All plant materials shall conform to the size and form standards set forth in the latest edition of AmericanHort's "American Standard for Nursery Stock - ANSI Z60.1". Above Ground: Trees shall be healthy with the color, shape, size, and distribution of trunk, stems, branches, buds and leaves typical of the plant specified. Any signs of stress, improper handling (wounds or broken branches), insect or disease damage, or dead/distorted branches should not be present. Trees shall have one central leader (unless otherwise specified) and grafts should be fully closed and visible above the soil line. Below Ground: A minimum of 3 structural roots should be reasonably distributed around the trunk (reject a tree with structural roots only on one side), the root crown should not be more than 2 inches below the soil line, the top 2 structural roots should not be more than 3 inches below the soil line when measured 4 inches away from the trunk. The top of the other structural root should not be more than 5 inches below the surface. The root system should be free of potentially stem-girdling or kinked roots above the root collar and main structural roots.

<u>Inspection:</u> Plants are to be inspected upon delivery to contractor by a contractor's representative and/or owner's representative. Trees not presenting proper form, incorrect variety, signs of poor health or over-stress, and girlding roots are to be rejected.

Storage & Transport: Plant materials should be protected from dessication during transport via breathable fabric covering the canopy and by watering rootball/pot thoroughly immediately prior to transport. Plant materials should be installed on day of delivery to site. If that is not possible, a temporary storage area can be constructed on-site. Plants are not to be stored on bare asphalt. If storage area is asphalt, cover bare asphalt with a layer of woodchips. Storage should be in shade, and plants be regularly watered at root-ball level, and spaced so foliage from one plant does not interfere with foliage of another. Tall plant materials are to remain upright during storage. Longer term storage plants are to be heeled-in or stored in mulch to the top of the container/root ball. Plant materials shall not be stored on-site for more than two weeks. Plants stored improperly or for too long may be subject to rejection and replacement dependent on ultimate planting condition.

<u>Planting:</u> Plantings shall be installed in accordance with details and specifications on this sheet. Details and specifications for other specific landscape items, such as tree preservation or erosion control may be found elsewhere in this drawing set on their own respective sheet. For items not specifically addressed by this plan set, refer to the latest edition of the "Landscape Specification Guidelines" developed by the Landscape Contractors Association of MD, DC, and VA. Should there be any ambiuguities or questions, please utilize the formal RFI/Submittal process.

Trees: The planting hole diameter is to be at a minimum three times the diameter of the root ball. The depth of the planting hole shall be dug so that the shoulder of the root ball is level with the existing grade leaving the root flare slightly higher. When planting on a slope, the depth of the hole shall be dug so that the bottom of the root flare is at the level of the existing grade at the sides of the hole. If the planting hole is mechanically dug, the hole is to be scarified by slightly enlarging hole by hand digging the sides and bottom to prevent glazing. The sides of the hole should be vertical or sloping outwards. Holes are not to be dug when soil is saturated. For balled and burlapped trees, the wire root ball cage is to be removed and burlap is to be cut and completely removed from the top and a minimum of 8" to 12" down the side of the root ball. Do not fold burlap down into hole, it must be removed. Any synthetic materials are to be completely removed from the trunk and root ball. Backfill in lifts using the same soil dug to create the hole, being careful not to over-compact the soil. Inoculate backfill soil or rootball with an approved balanced (Endo/Ecto) commercial mycorrhizae application. Do not amend or add fertilizer unless expressly specified to do so or is part of the approved mycorrhizae innoculant product. Do not place any soil on top of root ball. Trees are to be mulched to full depth specified immediately after planting. A ½" layer of approved compost is to be placed under the mulch layer. Do not place mulch against tree trunk.

Staking: Staking (if any) is to be installed per the accompanying details, utilizing tree webbing straps with grommets to prevent wire from coming in contact with the tree. While not preferred, full tree webbing systems are also permissible if approved through submittal, and installed per manufacturer's instructions. Wire is to be tensioned to allow for 1/2 inch of deflection up or down, and tension shall be rechecked and adjusted on a regular basis. Staking is to be removed as soon as possible after one year. GARDEN HOSE IS NOT TO BE UTILIZED FOR STAKING.

Irrigation: For permanent systems, irrigation should be largely installed prior to plant installation to avoid having to disturb planting beds or move plants to accommodate the installation of the irrigation system. For sites with no permanent irrigation system, Trees are to be irrigated until established by the use of temporary water bags through one growing year or until established. Shrubs, perennial beds, and lawns are to be thoroughly hand-watered or by movable temporary irrigation (sprinklers or drip hose) as necessary to reflect local weather conditions. Watering is to be deep into the soil and infrequent, as opposed to light surficial watering performed often.

Shrubs: For container shrubs, the planting hole is to be dug 3 times the width of the intact container. The container is to be completely removed and the sides of the soil/root clump scarified with a sterile sharp knife. They shall be planted so that the top of the soil level of the container is no more than 1.5" above the original grade. For balled and burlapped shrubs, remove as much burlap as possible from the top and sides of the rootball. Do not fold burlap into hole. Plant with the root flare slightly higher than the surrounding grade. Backfill with soil dug to create the hole. Do not cover top of root ball/clump.

Ground Covers/Perennials: Beds are to be prepared by tilling well to a minimum depth of 6", and soils shall be amended by incorporating 1" of compost meeting the US Composting Council reference specification, 1" of worm castings and/or well decomposed commercially produced compost, or a Class A biosolid also meeting the referenced US Composting Council specification prior to planting. Apply 3" of shredded non-dyed hardwood mulch immediately after planting.

Compacted or Poorly Drained Soils: For sites with heavily compacted or poorly draining soils, alternate planting methods will need to be employed. Contact project Landscape Architect for additional planting details and specifications should either unforeseen condition be encountered.

Conflicts with Existing Roots: Proposed landscape may be shown to be planted in the Critical Root Zones of existing large trees. Should, in the course of planting, large woody roots be discovered belonging to adjacent large trees that are to be preserved, shift the planting location of the tree to be planted to avoid cutting the woody root. Should a suitable planting location not be found within the proximity of where a proposed tree is to be planted, contact the project landscape architect for alternate planting location and recording of the discrepancy for landscape inspection/approval purposes.

Irrigation: New plant materials are to be watered as necessary to maintain health. If no permanent irrigation system is installed, trees are to be watered until established through the use of temporary water bags. Shrubs, perennials, and ground covers shall be hand-watered. Infrequent deep watering is preferred to more frequent quick/shallow watering.

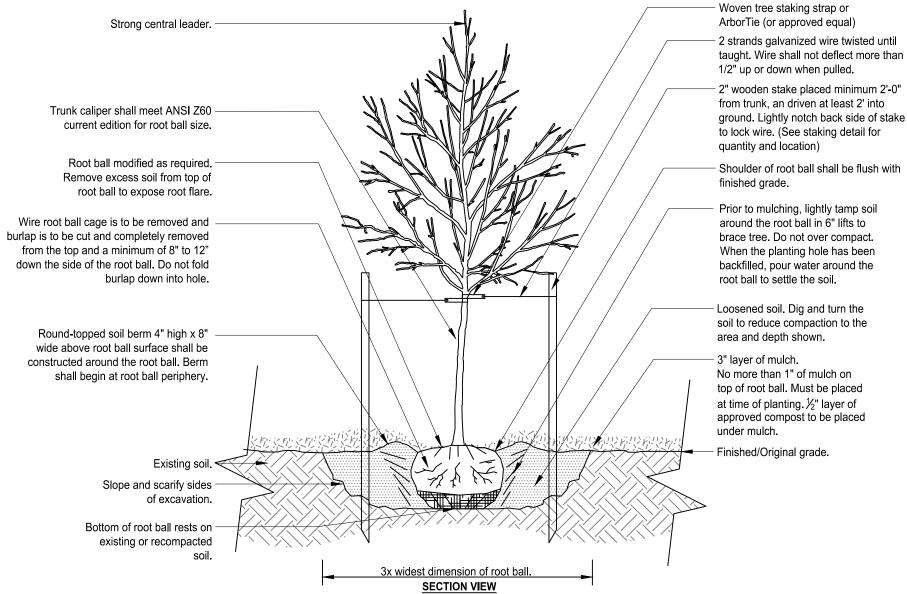
# Lawn Areas

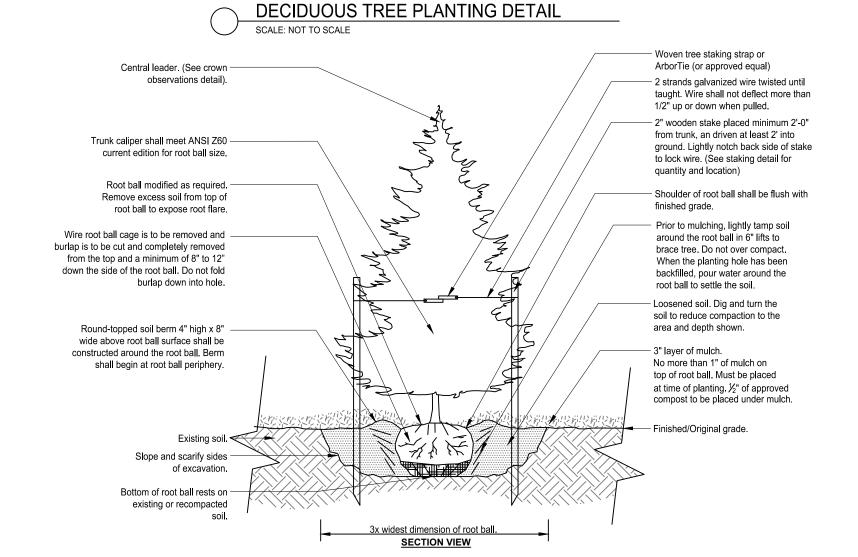
Seeded Lawn Area: Areas to be seeded shall have planting soil tilled to a depth of 6" and free of stones greater than 1" diameter or length. Any amendments that are to be added should be tilled into soil prior to seeding. A seed mix composition chart shall be submitted for review prior to installation. Unless specified by the Owner's Representative, the seed mix must contain a minimum of three cultivars or types of grass in the blend, chosen from the recommended cultivars list of the most recent "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" document produced by the University of Maryland and the Maryland Turfgrass Council. Use of cultivars also appearing on the Turfgrass Water Conservation Alliance approved list is encouraged. Seeds coatings that aid in germination, moisture retention and prevent loss to bird consumption are acceptable. Seeded areas are to be covered by a light and loose layer of rapidly degradable mulch such as straw or hydraulically applied cellulose. Use of erosion control blankets or any synthetic webbing is not permissible for lawn areas unless specified by the Owner's Representative.

Sodded Lawn Area: Unless a proprietary sod is specified by the Owner's Representative, sod must be of a Maryland or Virginia certified variety suited to the specific growing requirements of where it is to be installed. Grower and variety to be submitted to Owner's Representative for review prior to ordering. Certification documentation for all sod is to be provided to the Owner's Representative upon delivery. For installation on slopes, the Contractor shall use biodegradable sod spikes to secure sod in place. Metal sod staples are not to be utilized for installation.

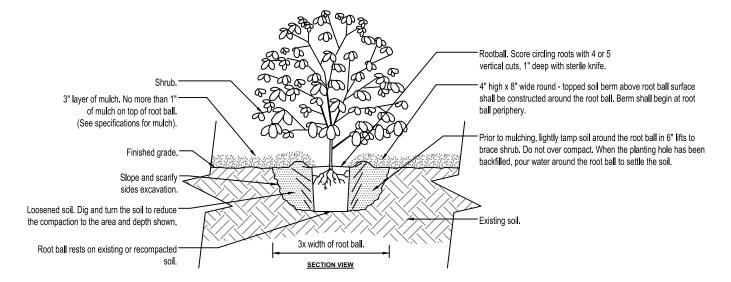
<u>Invasive Species:</u> Existing invasive species are to be removed utilizing appropriate approved methods including in the invasive species management plan (if applicable) prior to the installation of new plant materials, and is subject to inspection, and is a factor in the Certification of Installation.

NOTE: These specifications and details are based on those developed by the Urban Tree Foundation, and have been improved to reflect current research into effective planting. The ISA has also replaced their own details and now reference the UTF details. The specifications and details illustrated in this plan set exceed the standards set in the ISA, LCA, and local jurisdictional planting details and specifications.





# EVERGREEN TREE PLANTING DETAIL

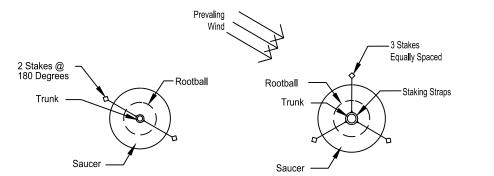


Notes:

1. For ball and burlapped shrubs, remove completely as much burlap as possible, minimum halfway down the side of the rootball. Do not fold burlap down into hole.

# SHRUB PLANTING DETAIL

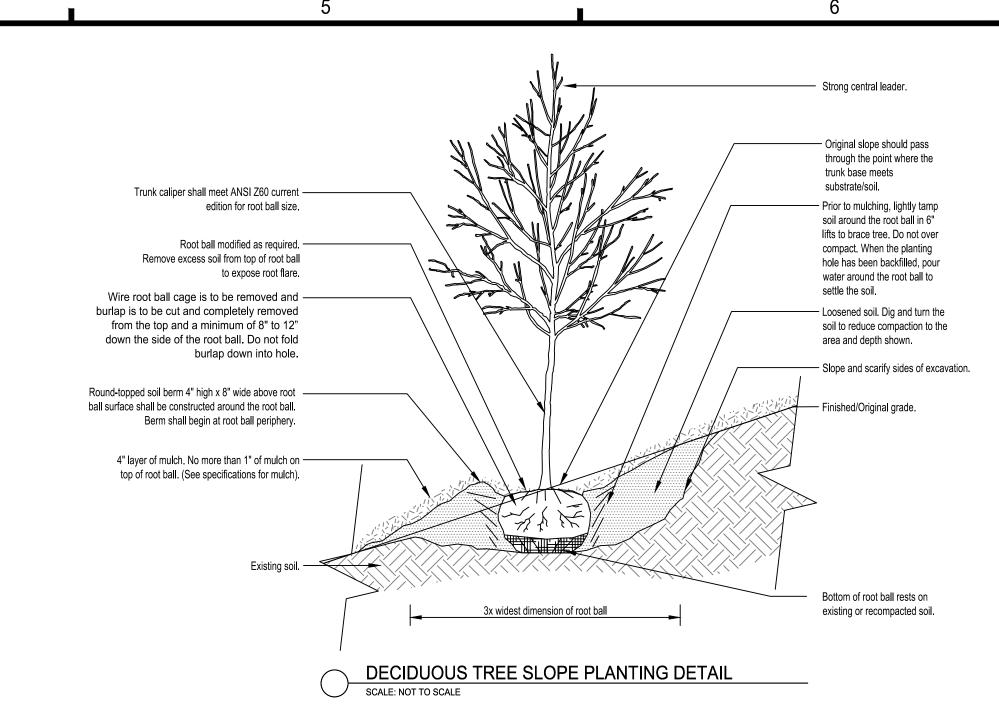
2. See specifications for further requirements related to this detail.

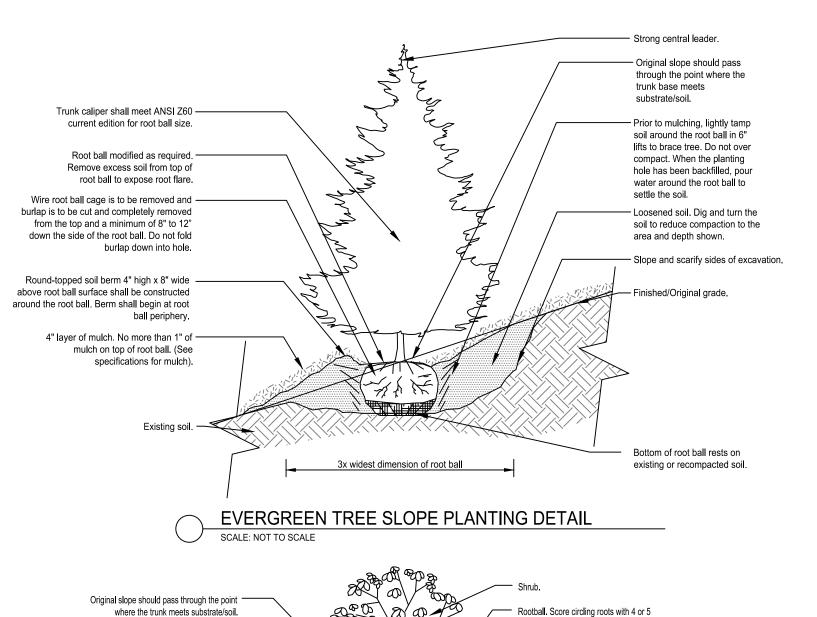


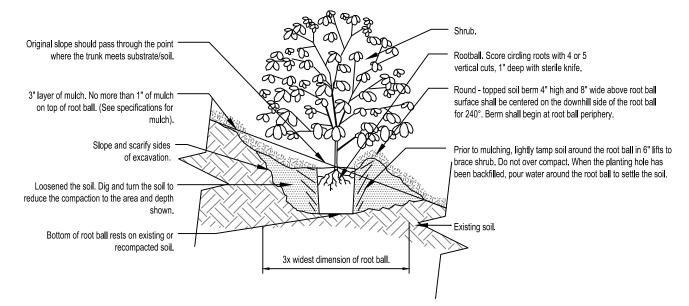
For Trees Up to 2.75" Diameter For Trees 2.75" Diameter and Greater

1. Utilize only Arbor-tie or approved equal or staking straps against tree trunks.
2. Reference manufacturer's detail of approved system for installation instructions.
3. Wire tension (if used) should not allow greater than 1/2" of play in any direction.

TREE STAKING DETAIL

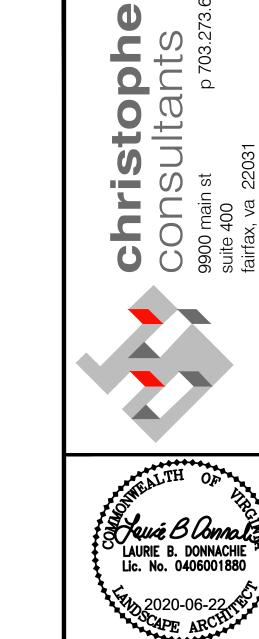






Notes:
1. For ball and burlapped shrubs, remove completely as much burlap as possible, minimum halfway down the side of the rootball. Do not fold burlap down into hole.
2. See written specifications for further requirements related to this detail.

SHRUB SLOPE PLANTING DETAIL



MASTER DEVELOPMENT PLAN
AMERICAN LEGION - POST 1
REDEVELOPMENT

MARK DATE DESCRIPTION

PROJECT No.: 19109.001.0 DRAWING No.: 109886 DATE: 5-22-2020 SCALE: 1" = 40' DESIGN: EG, LBD DRAWN: AN,DV,JS,SG,YH CHECKED: EG

SHEET TITLE:

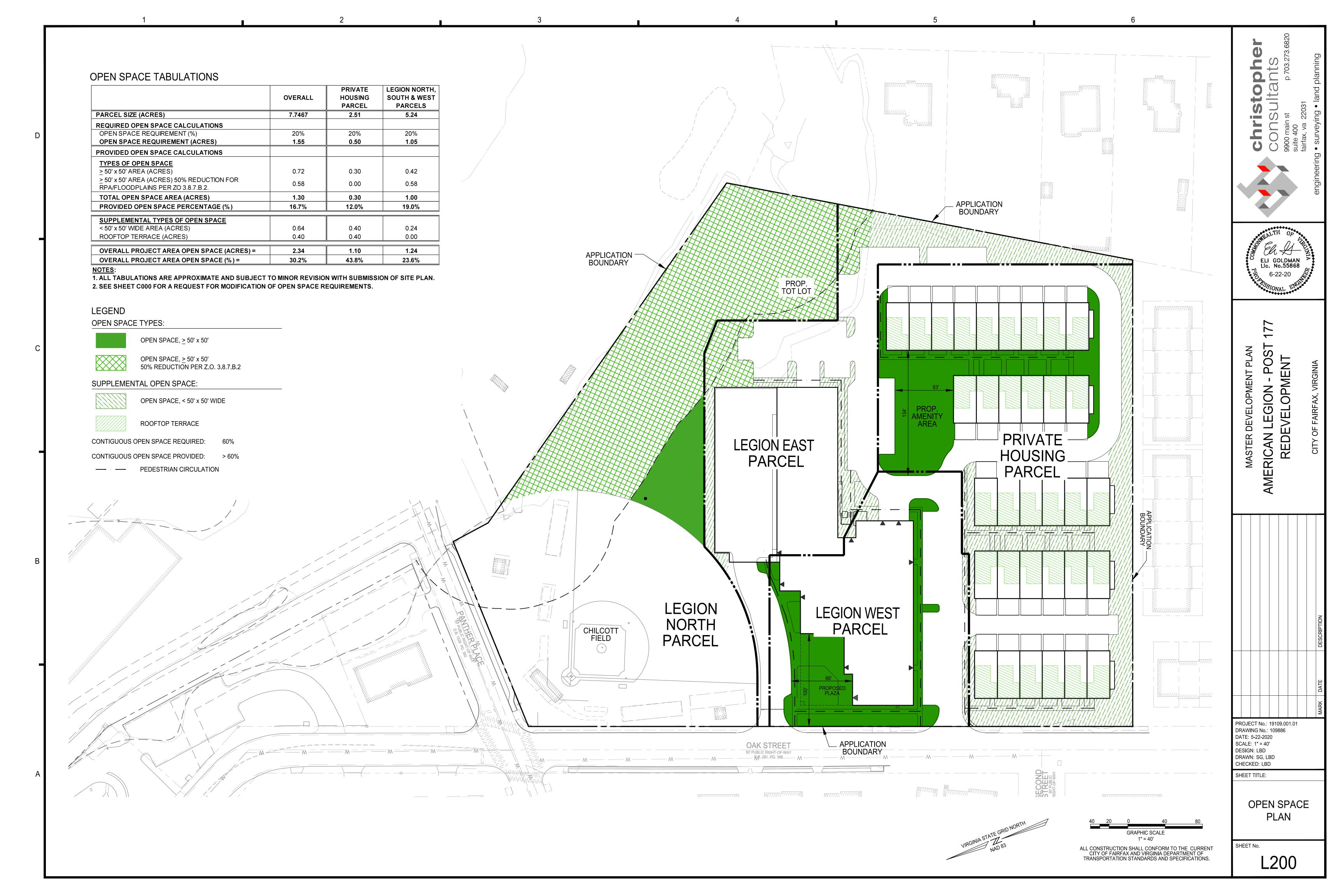
LANDSCAPE PLAN NOTES

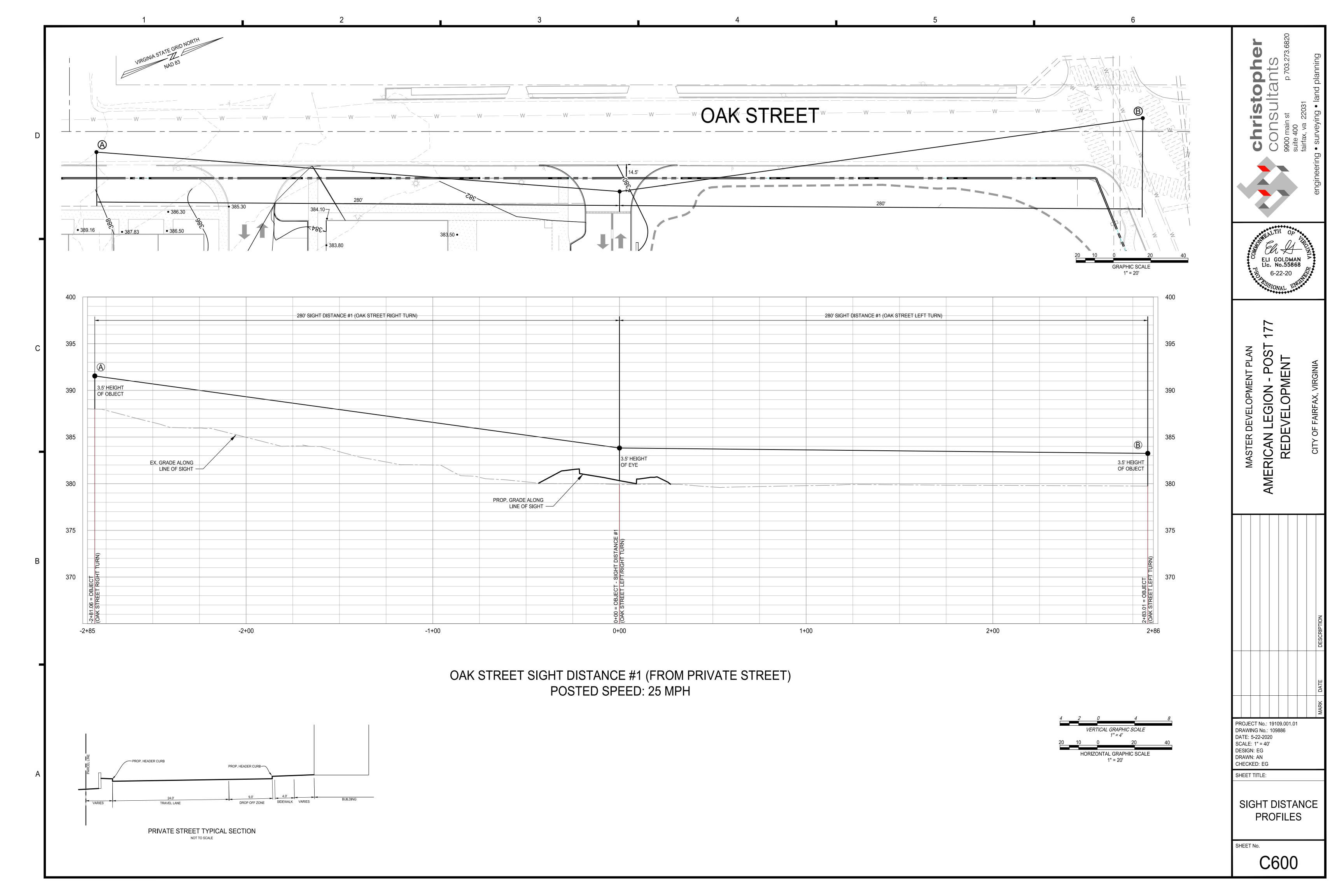
SHEET No.

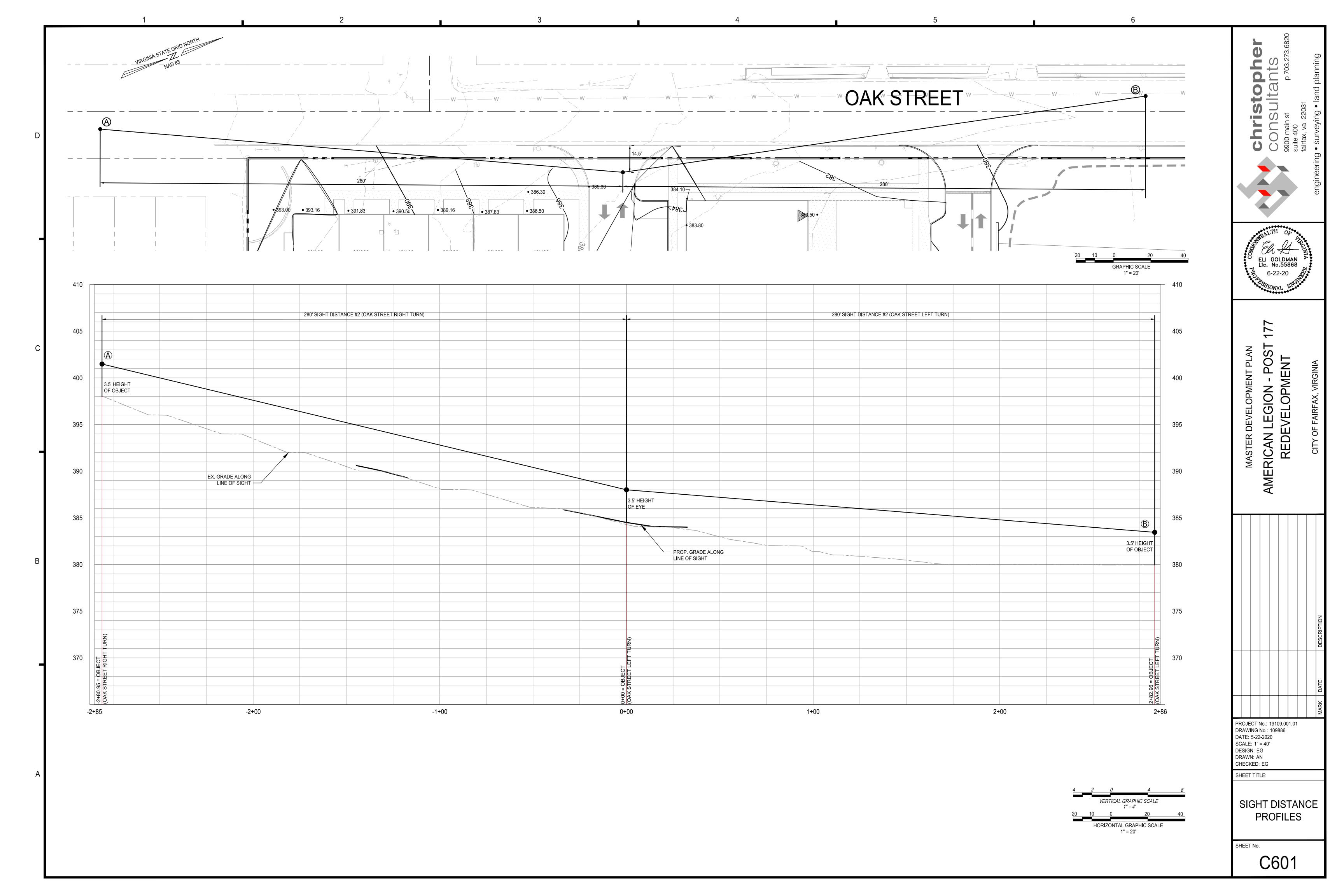
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT

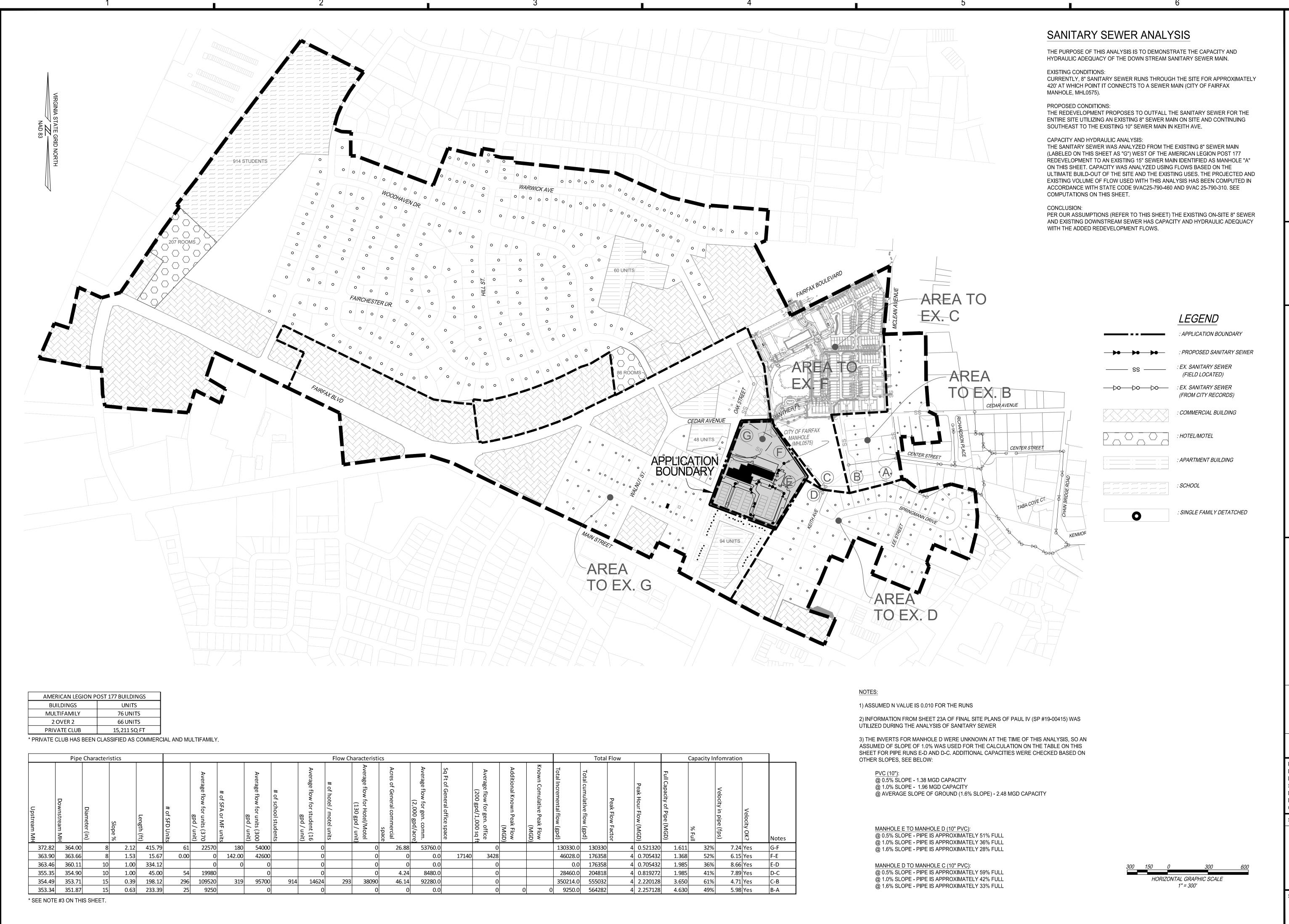
CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

L101









ristopher nsultants ain st p 703.273.682

CONSUITA 9900 main st suite 400



ELI GOLDMAN Lic. No.55868
6-22-20

MASTER DEVELOPMENT PLAN
IERICAN LEGION - POST 17
REDEVELOPMENT

MARK DATE DESCRIPTION

PROJECT No.: 19109.001.01
DRAWING No.: 109886
DATE: 5-22-2020
SCALE: 1" = 40'
DESIGN: EG
DRAWN: AN
CHECKED: EG

SHEET TITLE:

SANITARY SEWER
ANALYSIS

SHEET No.

C700

